



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 697

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No. 48956

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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**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: 1751/2022

Docex: DOCEX 52, GQEBERHA

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and  
CECILIA CELIWE MADLANGE, Identity Number: 830712 0858 08 0, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 12:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R300,000.00, to the highest bidder on 28th day of July 2023 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. Erf 19583 Ibhayi situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 219 Square Metres Situated at 37 Ncwana Street, New Brighton, Port Elizabeth Held under Deed of Transfer No. T.11664/2017 The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth.. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Dining Room, Kitchen, 3 x Bedrooms, Bathroom, WC, Carport, Storeroom.

Dated at Gqeberha, 2023-05-29.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1221. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: CA6951/2021

IN THE MAGISTRATE'S COURT FOR  
(Wynberg)

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

**2022-2023-08-02, 12:00, 44 Applemist Road, Wynberg**

In execution of judgment in this matter, a sale will be held on WEDNESDAY, 2 AUGUST 2023 at 12H00 at 44 APPLEMIST ROAD, OTTERY, of the following immovable property:

ERF 474 Ottery, in the City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 481 Square Metres,

Held under Deed of Transfer No: T 44525/1986

ALSO KNOWN AS: 44 Applemist Road, Ottery;

IMPROVEMENTS (not guaranteed):

Brick dwelling under a tiled roof comprising of: 3 x Bedrooms, 1 x Bathroom / Toilet, Open - Plan Kitchen / Living Room, Entertainment Area, Swimming Pool, Carport and Single Garage.

A Separate Entrance adjoined to the main house comprising of: 1 x Bedroom, Bathroom / Toilet and Open - Plan Kitchen / Living Room.

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

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

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

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

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% (one percent) 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. The purchaser shall pay the occupational rental on due date into SA Home Loans Bond Account of the Judgment Debtors:

Standard Bank

Beneficiary: SA Home Loans Trust Account

Account Number: 251171442

Branch Code: 051001

Reference Number: 1330810

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

7. The auction will be conducted by the Sheriff: Mr A H Camroodien.

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

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

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

10. 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.

Rules of the auction and conditions of sale may be inspected at the Wynberg South Sheriff's office: 7 Electric Road, Wynberg, 24 hours prior to the auction.

Dated at Cape Town, 2023-06-07.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4727. Fax: 021 464 4810. Attorney Ref: PALR/ac/SA2/1870.

**Case No: 70739/2019**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MICHAEL CHARL MTHOMBENI, 1<sup>st</sup> Defendant and THEMBI KINDJIE SHABANGU, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-03, 10:00, THE SHERIFF'S OFFICE, CULLINAN: NO. 1 FIRST STREET, CULLINAN**

In pursuance of a judgment granted by this Honourable Court on 31 MARCH 2022, a Warrant of Execution issued on 5 APRIL 2022, and an Order in terms of Rule 46A(9)(c) granted on 15 MARCH 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R190 000.00, by the Sheriff of the High Court CULLINAN, to the highest bidder.

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

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

PORTION 56 OF ERF 1988 RAYTON EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 510 (FIVE HUNDRED AND TEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T42307/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE RAYTON X 11 HOME OWNERS ASSOCIATION (AN ASSOCIATION INCORPORATED UNDER SECTION 21)

(also known as: 56 NORTH STREET, RAYTON EXTENSION 11, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): VACANT LAND

Dated at PRETORIA, 2023-06-02.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G8207/DBS/N FOORD/CEM.

Case No: 86693/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and MPIYAKHE PETRUS MKWEMDE, 1<sup>st</sup> Defendant and MAMOHOLO CHRISTINA MKWEMDE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-04, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK CW 2**

In pursuance of a judgment granted by this Honourable Court on 8 AUGUST 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R392 527.26, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

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

1. A UNIT CONSISTING OF -

(A) SECTION NUMBER 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS14/1983 IN THE SCHEME KNOWN AS DIE MEENT, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 785 VANDERBIJL PARK SOUTH WEST NO 1 TOWNSHIP, LOCAL AUTHORITY: IN THE EMFULENI LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 130 (ONE HUNDRED AND THIRTY) 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 ST5432/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

2. A UNIT CONSISTING OF -

(A) SECTION NUMBER 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS14/1983 IN THE SCHEME KNOWN AS DIE MEENT, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 785 VANDERBIJL PARK SOUTH WEST NO 1 TOWNSHIP, LOCAL AUTHORITY: IN THE EMFULENI LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 19 (NINETEEN) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER ST5432/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: DOOR NO. 1 DIE MEENT, 93 HELENA LOCHNER STREET, VANDERBIJLPARK, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL



## IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ATTACHED, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, ROOMS: LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM & OUTBUILDING: 1 ATTACHED GARAGE WITH TILED ROOF & BOUNDARY: BRICK FENCE

## TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CW 2.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.
  - d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

The office of the Acting Sheriff for Vanderbijlpark will conduct the sale with auctioneer P. ORA.

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

Dated at PRETORIA, 2023-06-08.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13045/DBS/N FOORD/CEM.

**Case No: 599/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MONYANE ERIC TSEPHE, 1<sup>st</sup> Defendant and EXINIA MALEHATA TSEPHE, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, THE SHERIFF'S OFFICE, WITBANK: PLOT 31 ZEEKOEWEATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 14 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R700 000.00, by the Sheriff of the High Court WITBANK, to the highest bidder.

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

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

ERF 528 NORTHFIELD TOWNSHIP, REGISTRATION DIVISION J.S., THE PROVINCE OF MPUMALANGA, MEASURING 391 (THREE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T3346/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE HOME OWNERS ASSOCIATION

(also known as: 528 GUPPY STREET, CLEAR WATER ECO ESTATE, EILEEN STREET, JACKAROOPARK, WITBANK, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A RESIDENTIAL HOME CONSISTING OF: TILED ROOF, 3 BEDROOMS, 1 AND 1/2 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM, GARAGE & FENCING: PREFAB WALLS

Dated at PRETORIA, 2023-05-25.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12432/DBS/N FOORD/CEM.



Case No: 62989/2014

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and JACOBUS JOHANNES BOTHA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 11:00, THE SHERIFF'S OFFICE, SPRINGS: 99 8TH STREET, SPRINGS**

In pursuance of a judgment granted by this Honourable Court on 25 NOVEMBER 2014, a Warrant of Execution issued on 9 DECEMBER 2014, and an Order in terms of Rule 46A(9)(a) granted on 6 MARCH 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R365 000.00, by the Sheriff of the High Court SPRINGS, to the highest bidder.

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

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

ERF 202 SELECTION PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 1 147 (ONE THOUSAND ONE HUNDRED AND FORTY SEVEN) SQUARE METRES  
HELD UNDER DEED OF TRANSFER T4693/2006

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 44 GRUNG ROAD, SELECTION PARK, SPRINGS, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: 2 ENTRANCE HALLS, 2 LOUNGES, 2 KITCHENS, 4 BEDROOMS, 2 BATHROOMS  
& OUTBUILDING: STAFF QUARTERS - 2 BEDROOMS, 2 BATHROOMS

Dated at PRETORIA, 2023-05-31.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U17248/DBS/N FOORD/CEM.

Case No: 1436/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and STEPHANUS TOLMAY CHATWIND, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-04, 10:00, THE SHERIFF'S OFFICE, STILFONTEIN & KLERKSDORP: SHOP NO. 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

In pursuance of a judgment granted by this Honourable Court on 24 FEBRUARY 2022, a Warrant of Execution issued on 22 APRIL 2022, and an Order in terms of Rule 46A(9)(c) granted on 6 APRIL 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court STILFONTEIN & KLERKSDORP, to the highest bidder.

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

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

ERF 752 STILFONTEIN EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST, IN EXTENT: 966 (NINE HUNDRED AND SIXTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER T28416/2009. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 37 VAN RYNEVELD STREET, STILFONTEIN, NORTH WEST)

MAGISTERIAL DISTRICT: CITY OF MATLOSANA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, KITCHEN, TOILET, BATHROOM, GARAGE, OUTSIDE ROOM, 2 CARPORTS, VERANDA, DINING ROOM, LOUNGE

Dated at PRETORIA, 2023-05-25.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13497/DBS/N FOORD/CEM.

**Case No: D6097/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MSAWENKOSI GIVEN MQIKELA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-03, 12:00, THE ACTING SHERIFF'S OFFICE, DURBAN SOUTH: UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN**

In pursuance of a judgment granted by this Honourable Court on 18 FEBRUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price by the Acting Sheriff of the High Court DURBAN SOUTH, to the highest bidder.

By way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and/or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

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

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

A UNIT CONSISTING OF -

(A) SECTION NUMBER 177 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS181/1997, IN THE SCHEME KNOWN AS NORTHRIDGE PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 55 (FIFTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST29571/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: SECTION 177 (UNIT 229) NORTHRIDGE PARK, 360 KENYON HOWDEN STREET, MOBENI (MONTCLAIR), DURBAN, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

TWO STOREY BLOCK TOP FLOOR FLAT CONSISTING OF: OPEN PLAN LOUNGE WITH AIR-CONDITIONING AND KITCHEN FULLY FITTED, 3 BEDROOMS WITH BUILT-IN CUPBOARDS (1 BEDROOM WITH AIR-CONDITIONING), BATHROOM WITH COMBINED TOILET, BALCONY & OPEN PARKING BAY, COMMUNAL SWIMMING POOL, BOUNDARY FENCED WITH CONCRETE

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Acting Sheriff, Alan Murugan, or his Deputy.

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's Office, Durban South, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN, 24 hours prior to the auction.

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

7. The bidding process will be done physically at the Acting Sheriff's Office, Durban South: Unit 1 /2 Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and / or online by registering on Sheriff Durban North/Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) to participate in the online bidding process.

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

9. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

12. 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.

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

Dated at PRETORIA, 2023-05-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9697/DBS/N FOORD/CEM.

**Case No: EL512/2019**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(EAST LONDON CIRCUIT LOCAL DIVISION)

**In the matter between: ABSA BANK LIMITED, Plaintiff and LUCKY BOY TSHAYIVITI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-04, 10:00, THE SHERIFF'S OFFICE, EAST LONDON: 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON**

In pursuance of judgments granted by this Honourable Court on 10 DECEMBER 2019 and 13 OCTOBER 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R380 000.00, by the Sheriff of the High Court EAST LONDON, to the highest bidder.

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

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

REMAINING EXTENT OF ERF 12556 EAST LONDON, BUFFALO CITY METROPOLITAN MUNICIPALITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE,

IN EXTENT 156 (ONE HUNDRED AND FIFTY SIX) SQUARE METRES,

HELD BY DEED OF TRANSFER NUMBER: T1740/2013,

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE PARTICULARLY SUBJECT TO THE RESTRICTIVE CONDITION IN FAVOUR OF THE HOME OWNERS ASSOCIATION

(also known as: 20 GORDON ROAD, SOUTHERNWOOD, EAST LONDON, EASTERN CAPE)

MAGISTERIAL DISTRICT: BUFFALO CITY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, BALCONY/PATIO

Dated at PRETORIA, 2023-06-01.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U21663/DBS/N FOORD/CEM.

**Case No: 3079/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: ABSA BANK LIMITED, Plaintiff and JOHANNES CLEMENT MOKOENA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, THE SHERIFF'S OFFICE, WITBANK: PLOT 31 ZEEKOEWATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 11 APRIL 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R680 000.00, by the Sheriff of the High Court WITBANK, to the highest bidder.

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

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

PORTION 93 OF ERF 4029 TASBETPARK EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA

MEASURING 208 (TWO HUNDRED AND EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T3581/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SPECIALLY SUBJECT TO THE CONDITION IN FAVOUR OF THE KHAYA LAMI HOME OWNER'S ASSOCIATION

(also known as: 4029/93 KHAYA LAMI ESTATE PHASE 2, 47 IMPALA STREET, TASBETPARK EXTENSION 11, EMALAHLENI, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A RESIDENTIAL HOME CONSISTING OF: A TILED ROOF, 3 BEDROOMS, BATHROOM, KITCHEN, LOUNGE/DINING ROOM, GARAGE

Dated at PRETORIA, 2023-06-01.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24157/DBS/N FOORD/CEM.

**Case No: 2018/2018**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and DUMEZULU JOHN MOSOLWA, 1<sup>st</sup> Defendant and SEBATUDI MECCARAH MOSOLWA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, THE SHERIFF'S OFFICE, MIDDELBURG: 74 SADC STREET, MIDDELBURG, MPUMALANGA**

In pursuance of a judgment granted by this Honourable Court on 29 AUGUST 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R300 000.00, by the Sheriff of the High Court MIDDELBURG, to the highest bidder.

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

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

PORTION 141 OF ERF 7741 MIDDELBURG EXTENSION 23 TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA, MEASURING 306 (THREE HUNDRED AND SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T18743/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SPECIFICALLY SUBJECT TO THE CONDITIONS IMPOSED BY MNS 02 PROPRIETARY LIMITED, REGISTRATION NUMBER: 2014/006405/07

(also known as: PLOT 22 VAALBANK, MIDDELBURG, MPUMALANGA)

MAGISTERIAL DISTRICT: STEVE TSHWETE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

3 BEDROOMS WITH BUILT-IN CUPBOARDS, LOUNGE, KITCHEN WITH TILED FLOOR, BATHROOM WITH TOILET WITH TILED FLOOR AND WALLS, SHOWER, TOILET

Dated at PRETORIA, 2023-05-24.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F8609/DBS/N FOORD/CEM.

**Case No: KP448/2018**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and STEVAN WALTER WARE, 1<sup>st</sup> Defendant and ANNE-MARIE WARE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-31, 10:00, THE SHERIFF'S OFFICE, ORKNEY: PHITI BUILDING, CNR 57 SHAKESPEARE & HOOD AVENUE, ORKNEY**

In pursuance of a judgment granted by this Honourable Court on 4 JULY 2019, and a Warrant of Execution issued on 7 AUGUST 2019, and an Order in terms of Rule 46A(9)(c) granted on 28 OCTOBER 2021, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R180 000.00, by the Sheriff of the High Court ORKNEY, to the highest bidder.

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

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

PORTION 48 OF ERF 2158 ORKNEY TOWNSHIP, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE, IN EXTENT: 1 041 (ONE THOUSAND AND FORTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T37971/2009. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 29 HOPKINS STREET, ORKNEY, NORTH WEST)

MAGISTERIAL DISTRICT: CITY OF MATLOSANA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, COVERED PATIO, SUN ROOM & OUTBUILDING: 2 GARAGES, TOILET & OTHER FACILITY: BOREHOLE

Dated at PRETORIA, 2023-04-14

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S12840/DBS/N FOORD/CEM.

Case No: 1644/2021

Docex: 3

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

**In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and MOHLOLO PHILEMON NTHOLENG, 1<sup>st</sup> Defendant and NTSWAKI ELIZABETH NTHOLENG, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 08:00, SHERIFF'S OFFICE, 20 RIEMLAND STREET, SASOLBURG**

In pursuance of a judgment of the above Honourable Court granted on 7 May 2021 and a Writ of Execution subsequently issued, the following property will be sold in execution on 27 July 2023 at 08:00 at the SHERIFF'S OFFICE, 20 RIEMLAND STREET, SASOLBURG

CERTAIN: ERF 1180 SASOLBURG EXTENSION 1, DISTRICT PARYS, PROVINCE FREE STATE

Also known as 32 WEDEPOHL STREET, SASOLBURG, PROVINCE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 1 229 (ONE THOUSAND TWO HUNDRED AND TWENTY NINE) SQUARE METRES

HELD: By Deed of Transfer T12514/2009

DESCRIPTION : A residential unit consisting of 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, 1 DINING ROOM, 1 LOUNGE; 1 KITCHEN, 1 LAUNDRY ROOM, OUTSIDE BUILDING WITH 1 GARAGES, 1 STAFF QUARTERS AND A SEPARATE TOILET. (OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

The conditions of sale in execution can be inspected during office hours at the offices of the Sheriff for the High Court, Sasolburg.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF'S OFFICE, 20 RIEMLAND STREET, SASOLBURG

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).

2. Fica-legislation in respect of identity & address particulars.

3. Payment of registration monies of R5000.00.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, SASOLBURG, will conduct the sale with auctioneer D L SEGWANA.

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

SIGNED at BLOEMFONTEIN on this 18th day of May 2023.

Dated at Bloemfontein, 2023-06-23.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLB496 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct: 00000001

Case No: 21112/21

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

**In the matter between: Nedbank Ltd, Plaintiff and Lubabalo David Mayekiso, First Defendant and Olivia Myrna Mayekiso, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-24, 13:30, 22 Chief Road, Steenberg**

The following property will be sold in execution by PUBLIC AUCTION held at 22 CHIEF ROAD, STEENBERG to the highest bidder with a court reserve of R550 000,00 on MONDAY, 24TH JULY 2023 at 13H30:

ERF 130803 CAPE TOWN

IN EXTENT: 363 (THREE HUNDRED AND SIXTY THREE) Square metres

HELD BY" DEED OF TRANSFER T53844/2018



Situate at; 22 CHIEF ROAD, STEENBERG  
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 DWELLING UNDER ASBESTOS ROOF, 3 BEDROOMS, LOUNGE, KITCHEN, BATHROOM/TOILET, GUEST TOILET AND GARAGE. TWO UNITS UNDER ZINC ROOF AT REAR OF MAIN HOUSE COMPRISING OF: UNIT 1 - 1 BEDROOM, KITCHEN AND BATHROOM/TOILET; UNIT 2 - 1 BEDROOM, KITCHEN AND BATHROOM/TOILET. 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 Wynberg South or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Direction of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadFileAction?file=99961>). Rules of the auction and conditions of sale may be inspected at the Sheriff's office (7 Electric Road, Wynberg), 24 hours prior to the auction. All bidders are required to present their Identity Document together with proof of residence for FICA compliance. 6. 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, 2023-05-26.

Attorneys for Plaintiff(s): STBB Attorneys, Buchanan's Chambers, 2nd Floor, Cnr Warwick / Pearce Roads, Claremont. Telephone: 021-6734700. Attorney Ref: D JARDINE/WACH7942.

**Case No: CA10579/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and OYISA KATYWA, Defendant**

Sale In Execution

**2023-08-02, 11:00, SHERIFF - Unit B5, Coleman Business Park, Coleman Street, Elsies River**

In execution of judgment in this matter, a sale will be held on WEDNESDAY, 2 AUGUST 2023 at 11H00 at THE SHERIFF, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, of the immovable property described as:

ERF 113004 Cape Town, in the City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 600 Square Metres,

Held under Deed of Transfer No: T10615/2020

ALSO KNOWN AS: 15 Afrikander Street, Montana

IMPROVEMENTS (not guaranteed): Single storey, plastered walls, Harvey tile roof, tile & laminated floors, 1 lounge, 1 dining room, 1 study room, 3 bedrooms, 1 kitchen, 1 bathroom, 1 shower, 2 toilets, entertainment roof, vibrecrete fenced boundary, residential zoning, concrete paving.

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

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

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

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

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

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

7. The auction will be conducted by the Sheriff: Mr F van Greunen.

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

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

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

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

11. All bidders are required to pay R10 000-00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

12. The property shall be sold by the Wynberg South Sheriff at 78 Reddy Avenue, Grassy Park, subject to a reserve price of R900,000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit B5, Coleman Business Park, Coleman Street, Elsies River, 24 hours prior to the auction.

Dated at Cape Town, 2023-06-01.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4786. Fax: 021 465 1651. Attorney Ref: PALR/dg/NED2/3214.

**Case No: 640/2022**

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

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

**In the matter between: St Dunstan's Association For South African War-Blinded Veterans, Plaintiff and PIPER 28 PROPRIETARY LIMITED, First Defendant and GABRIEL JAKOBUS VORSTER, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-21, 10:00, Sheriff's Office, 273 Beyers Naude Drive, Rustenburg**

In pursuance of a judgment granted on the 11 August 2022, in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 21 July 2023, at 10:00, by the Sheriff of the Court Rustenburg at the property 273 Beyers Naude Drive, Rustenburg.

Description: Portion 34 of Erf 1329 Safarituine Extension 6 Township, In the Registration Division JQ

In extent: 700 (seven hundred) square metres

Held by: Deed of Transfer no. T229/2005

Address: Known as Portion 34 of Erf 1329, Kwartsingel 24-68, Safari Tuine Extension 6, Rustenburg

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 Rustenburg

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 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 : 2 Double Door Garage, 1 Bedroom Flat, 2 Lounge, 1 Kitchen, 1 Patio/Balcony, 1 Scallary & Laundry Room, 1 Toilet, 2 Bedrooms, 1 Bedroom in suit (mainroom), 1 Full Bathroom, 1 extra room outside.

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 Rustenburg : 014 592 4185.

Dated at Claremont, 2023-06-30.



Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of Maree & Maree Attorneys 11 Agate Avenue, Rivera Park, Mahikeng. Email: [mdelani@dkvg.co.za](mailto:mdelani@dkvg.co.za). Telephone: (021) 683-3553. Fax: (021) 671-3829. Attorney Ref: MAT95932/JVG.

**Case No: 3453/2020**  
**Docex: (021)683-3553**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Gerhardus van Wyk, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-01, 12:00, At the sheriff's office, 4 Dorp Street, Vredenburg**

In pursuance of a judgment granted on the 17th NOVEMBER 2022 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 1st AUGUST 2023 at 12:00, by the Sheriff of the Court Vredenburg at the Sheriff's office, 4 DORP STREET, VREDENBURG to the highest bidder subject to a reserve of R120 000.00 (one hundred and twenty thousand rand)

Description: Erf 10628 St Helena Bay, in the Saldanha Bay Municipality, Division Malmesbury, Province of the Western Cape

In extent: 370 (three hundred and seventy) square metres

Held by: Deed of Transfer no. T63434/2010

Address: Known as 19 Claxton Drive, St Helena Bay

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 Vredenburg

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 R10 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 8.250% 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 : Vacant Erf

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 Vredenburg - 022 713 4409.

Dated at Claremont, 2023-06-29.

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: DEB11858/dvl.

Case No: 79314/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: THE BODY CORPORATE WEeping WILLOW, Plaintiff and TSHEPO ZACHARIA  
KEITUMETSE SEKGOTHE, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-07-26, 10:00, Sheriff Pretoria East, Christ Church, 820 Pretorius Street, (Entrance also at 813 Stanza  
Bopape Street, Arcadia), Pretoria.**

In Execution of a judgement of the High Court of Pretoria in the abovementioned suit, a sale with a reserve price of an estimate of R800 000.00 will be held by Sheriff Pretoria East at Christ Church, 820 Pretorius Street, (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria, on the 26th of July 2023 at 10h00 of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the Sheriff Pretoria East, prior to the sale.

CERTAIN: SS WEeping WILLOW, Unit No. 92 as shown and more fully described on Sectional Plan 1176/2005 in the scheme known as WEeping WILLOW in respect of the land and buildings situated at EQUESTRIA EXT 123, 669, 0, re, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, measuring 121 (One-Hundred and Twenty-One) square metres. The property is zoned as residential. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed and is sold "voetstoots".

A dwelling consisting of 2x Bedrooms, 2x Bathrooms, 2x Garages, 1x Kitchen, 1x Livingroom, 1x Small Garden.

Held by Deed of Transfer: ST65738/2016

Also known as: Flat No. 92 Weeping Willow, 352 Furrow Road, Equestria, Pretoria.

Dated at PRETORIA, 2023-07-04.

Attorneys for Plaintiff(s): PRETORIUS LE ROUX ATTORNEYS, THIRD FLOOR, 339 HILDA STREET, HATFIELD, PRETORIA. Telephone: (012) 342 1797. Fax: (012) 324 1796. Attorney Ref: BP3495/M VAN DER BERG.

Case No: 2991/2022

IN THE HIGH COURT OF SOUTH AFRICA  
[MPUMALANGA DIVISION MBOMBELA [MAIN SEAT]]**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and NCONGWANE, PHUMZILE JULA - ID: 921101 0914 08 7, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

Sale in execution to be held on the 2nd of August 2023 ! 10h00 by the Sheeriff WITBANK, PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.

ERF 5594, KLARINET EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION: J.S., PROVINCE OF MPUMALANGA

MEASURING: 300 square metres

Held by Deed of Transfer T4237/2019

Situate at: ERF 5594 KLARINET EXTENSION 8 WITBANK

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x bathroom, 1 x WC with a brick wall fencing.

Terms: 10 % in cash on day of the sale and the balance against transfer to be secured by approved guarantee to be furnished within 21 (twenty one) days after the date of sale.

The Auction will be conducted by the Sheriff or her/his Deputy to the highest bidder with a reserve price set at R500 000-00.

Conditions of sale can be inspected at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK, 24 hours prior to the auction.

Dated at Pretoria, 2023-07-03.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3120.

**Case No: 3861/21P**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and VUSUMUZI NDODANA DONDA  
1st Defendant and LINDELIHLE PRETTY-GIRL DONDA 2nd Defendant,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-26, 10:00, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE**

IN PURSUANCE of a judgment of the KwaZulu Natal High Court, Pietermaritzburg and a writ of execution dated 20 SEPTEMBER 2022 the following property will be sold in execution on 26 JULY 2023 at 10H00 at the Sheriff's Office, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE :

ERF 10818, NEWCASTLE (EXTENSION 46), REGISTRATION DIVISION HS, PROVINCE OF KWAZULU NATAL, IN EXTENT 1 970 (ONE THOUSAND NINE HUNDRED AND SEVENTY) SQUARE METRES; HELD BY DEED OF TRANSFER T 3542/2011; Subject to all the terms and conditions contained therein more in particular the restraint on transfer as referred to therein; situated at 24 FLAMINGO STREET, NEWCASTLE.

IMPROVEMENTS SINGLE STOREY BUILDING CONSISTING OF A LOUNGE, DININGROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, 1 SHOWER, 3 TOILETS. AN OUTBUILDING CONSISTING OF 2 BEDROOMS, 2 GARAGES, 2 CARPORTS AND A STOREROOM; but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT:

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

2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE.

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

(a) Directive of the Consumer Protection Act 68 of 2008.

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

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

(c) Payment of a Registration Fee of R100.00 in cash;

(d) Registration conditions.

4. The sale will be conducted by the Sheriff, Y R THOMPSON.

5. Conditions of Sales available for viewing at the Sheriff's office, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE.

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

Dated at PIETERMARITZBURG, 2023-06-26.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT4661.

**Case No: 13297/2022****Docex: Docex 63 Cape Town**

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

**In the matter between: Firststrand Mortgage Company (RF) (Pty) Ltd, Plaintiff and Abdul Basit Adams,  
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-31, 09:00, the office of the sheriff of Mitchells Plain North at 145 Mitchell Avenue, Woodridge,  
Woodlands**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the sheriff of Mitchells Plain North at 145 Mitchell Avenue, Woodridge, Woodlands on Monday 31 July 2023 at 09h00, subject to a minimum reserve price of R 970 000.00 (nine hundred and seventy thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 49 MANDALAY, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 1 Verdi Close, Mandalay

In Extent: 558 (five hundred and fifty eight) square metres

Held by Deed of Transfer No. T57234/2021

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, Open Plan Kitchen, Dining Room, Lounge, Bathroom, Toilet, Swimming Pool, Garage, Alarm System

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the abovementioned address, and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act
  - b) FICA-legislation requirements: proof of ID and residential address
  - c) Payment of registration of R 15 000.00 in cash (refundable)
  - d) Registration conditions
4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 2023-06-01.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0501.

**Case No: 15892/2022**

**Docex: Docex 63 Cape Town**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Firststrand Bank Ltd, Plaintiff and Sivuyile Boesman, Defendant**

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

**2023-07-27, 12:00, the office of the sheriff of Khayelitsha at 20 Sierra Way, Mandalay, on Thursday 27 July 2023 at 12h00**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at the office of the sheriff of Khayelitsha at 20 Sierra Way, Mandalay, on Thursday 27 July 2023 at 12h00, subject to a minimum reserve price of R 300 000.00 (three hundred thousand rand zero cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 31407 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 10 Dyokhwe Street, Khayelitsha

In Extent: 160 (one hundred and sixty) square metres

Held by Deed of Transfer No. T74940/2017

The property is improved as follows, though in this respect nothing is guaranteed: 3 Bedrooms, Bathroom & Toilet, Kitchen, Lounge

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the above mentioned sheriff of the court, and the auction will be conducted by the sheriff or his deputy.

3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
- a) In accordance with the Directive of the Consumer Protection Act
  - b) FICA-legislation requirements: proof of ID and residential address
  - c) Payment of registration of R 15 000.00 in cash (refundable)
  - d) Registration conditions
4. Advertising costs at current publication tariffs & sale costs according to court rules will apply.
5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 2023-06-01.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0513.

**Case No: 44930/2019**

**Docex: 110 Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG HIGH COURT, PRETORIA)

**In the matter between: NEDBANK LTD (Registration number: 1951/000009/06), (Execution Creditor) and PHADISHI CECIL MOKWENA, Identity number: 760409 5378 08 1 (Execution Debtor)**

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

**2023-07-28, 11:00, Sheriff Tshwane North's offices, 3 Vos & Brodrick Avenue, The Orchards Ext 3, Pretoria**

**PORTION 75 OF ERF 338, SOSHANGUVE - VV TOWNSHIP, REGISTRATION DIVISION J.R. GAUTENG PROVINCE**

**IN EXTENT 150 SQUARE METRES**

**HELD BY DEED OF TRANSFER T104770/2008**

**PHYSICAL ADDRESS: 7050 AMACUBI CRESCENT, SOSHANGUVE-VV**

**DOMICILIUM ADDRESS: C106 MED-VILLAGE, ARCADIA, PRETORIA**

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

**ZONING - RESIDENTIAL**

**IMPROVEMENTS: 2 BEDROOMS, BATHROOM, KITCHEN, LOUNGE, CARPORT**

**TERMS:**

Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale. Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3.5 percent on R100,001.00 to R400,000.00 and 1.5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

Dated at Pretoria, 2023-04-21.

Attorneys for Plaintiff(s): VDT ATTORNEYS INC., Caste Gate Offices, 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Telephone: 0124521300. Attorney Ref: Petrus v/d Walt/MAT64635.

Case No: D2548/2019

Docex: 2, Pietermaritzburg

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and GONASEGREN KISTAN GOVENDER, 1<sup>st</sup> Defendant and NISHI GOVENDER, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-26, 10:00, THE SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In execution of a judgment of the High Court of South Africa, KwaZulu-Natal Local Division, Durban in the abovemention suit, a sale with a reserve price of R500 000.00 will be held by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN, and will be put up for auction on WEDNESDAY, 26 JULY 2023 at 10H00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PINETOWN during office hours.

CERTAIN: PORTION 3 OF ERF 1759 QUEENSBURGH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 702 (Seven Hundred and Two) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T55000/2008

(ETHEKWINI MAGISTERIAL DISTRICT)

STREET ADDRESS: 685 STELLA ROAD, ESCOMBE, QUEENSBURGH, KWAZULU-NATAL

Improvements: It is a single storey brick house with tiled roof, and tiled and wooden flooring consisting of: 1 x Lounge; 1 x Kitchen; 1 x Dining Room; 4 x Bedrooms; 2 x Incomplete En-Suites; Built-In Cupboards; 1 x Bathroom; 1 x Separate Toilet; 1 x Scullery; 1 x Laundry Room; 1 x Study; 1xPrayer Room; 1 x Entertainment Room; Precast Fencing; 3 x Broken Aircons; Security/Electronic Gates.

The property is zoned residential

TAKE FURTHER NOTICE THAT:

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINEOTN.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 Payment of registration deposit of R15 000.00 in cash;
  - 3.4 Registration conditions.
  - 3.5 The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
  - 3.6 The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
  - 3.7 Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at PIETERMARITZBURG, 2022-06-14.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Telephone: (033)3928000. Fax: 0866761831. Attorney Ref: A A van Lingen/jl/08S398096.

Case No: 26561/2020

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: The Body Corporate of Nuggand House, Plaintiff and Nkuna, Lulamile Elone, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-31, 10:00, Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg, Gauteng**

A UNIT CONSISTING OF -

(A) UNIT NO 47, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS332/2007 IN THE SCHEME KNOWN AS NUGGAND HOUSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT UNIT 47, THE BODY CORPORATE OF NUGGAND HOUSE, 179 ANDERSON STREET, CITY



AND SUBURBAN, JOHANNESBURG, GAUTENG (ERF1153), LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 29 (TWENTY NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST68851/2007

(also known as: UNIT 47, THE BODY CORPORATE OF NUGGAND HOUSE, 179 ANDERSON STREET, CITY & SUBURBAN, JOHANNESBURG, GAUTENG (ERF1153).

IMPROVEMENTS: (Not Guaranteed)

- Open plan living and Kitchen area with a
- bedroom and
- 1 bathroom.

Dated at Pretoria, 2023-06-14.

Attorneys for Plaintiff(s): Ceronio Attorneys, Suite A, 181 Allcock Street, Colbyn, Pretoria, Gauteng. Telephone: 0107860491. Attorney Ref: CN0010.

**Case No: 2020/3723**

**Docex: DOCEX 5 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and RUGHEIMER PROPERTY INVESTMENT (PTY) LIMITED, Defendant**

**SALE IN EXECUTION - IMMOVABLE PROPERTY**

**2023-08-03, 10:00, Sheriff of the High Court, Kempton Park at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.**

EErf 387 Sebenza Extension 1 Township, Registration Division I.R., the Province of Gauteng, held by deed of transfer number T30134/2014

Street address: 32 Mopedi Road, Sebenza, Edenvale

Zone: Industrial

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

Industrial premises

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court
2. The Rules of this auction and a full advertisement is available 24 hours prior to the auction at the office of the Sheriff of the High Court for Kempton Park at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park.

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

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

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

· Payment of Registration deposit of R20 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.

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

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

Dated at DOWERGLEN, 2023-07-03.

Attorneys for Plaintiff(s): MARTINS WEIR-SMITH INC, 75 LINKSFIELD ROAD, DOWERGLEN. Telephone: 011 450 3054. Fax: 086 591 3424. Attorney Ref: MR MARTINS/AP/T343.

Case No: 553/2015

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

**In the matter between: ARRIE DE RIDDER ROEDOLF STEENKAMP, Plaintiff and THE DIRECTOR OF  
PUBLIC PROSECUTIONS, 1<sup>st</sup> Defendant and THE MINISTER OF POLICE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, 24 JAMES WATT CRESCENT**

4-PIECE LOUNGE  
10 X OFFICE DESK  
10 X STEEL DRAWERS  
10 X WOODEN DRAWERS  
1 X LCD TV  
20 X OFFICE CHAIRS

Dated at MAHIKENG, 2023-06-29.

Attorneys for Plaintiff(s): LABUSCHAGNE ATTORNEYS, 19 CONSTANTIA DRIVE, RIVIERA PARK, MAHIKENG. Telephone: 0183816828. Attorney Ref: GGL/BVN/GW0379. Attorney Acct: LABUSCHAGNE ATTORNEYS.

Case No: 8451/2022

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

**In the matter between: IDF FutureFund (Pty) Ltd (Registration No: 2015/092681/07), 1st Plaintiff and IDF Good Chemistry Fund (Pty) Ltd (Registration No: 2015/092681/07), 2nd Plaintiff and Afrobotanics (Pty) Ltd (Registration No: 20122/002811/07), 1st Defendant and Ntombenhle Innocentia Gcebille Kathwane, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-24, 11:00, 129 ELLMAN STREET, SUNDERLAND RIDGE, CENTURION, 0157**

The Execution Creditors obtained judgment against the First Execution Debtor in the High Court of South Africa, Gauteng Local Division, Johannesburg, the following movables property will be sold in execution to the highest bidder without a reserve price by the Sheriff Centurion West on 24 July at 11h00 at 129 Ellman Street, Sunderland Ridge, Centurion namely:

1. STEEL TABLES X5
2. VARIOUS CRATES
3. LABELLING MACHINE X2
4. DELTA LABELLING MACHINE
5. SHRINKING MACHINE CBSE-5040A PE FILM
6. VARIOUS HAIR PRODUCTS
7. MIMAKI CJV 150-130 MACHINE
8. BOSCH HEAT GUNS X2
9. FILLING MACHINE (BAUER) X5
10. STEEL DRUMS X4
11. FILLING MACHINE X3
12. VARIOUS PLASTIC DRUMS
13. AIRTAC CYLINDER (MODEL SC80X2705)
14. VARIOUS CHAIRS
15. BLUE COMPRESSOR MACHINE X2
16. PLATE STOVE X2
17. VARIOUS WATER TANKS (PLASTIC)
18. BERMIXER PRO (650W)
19. VARIOUS PLASTIC PACKAGING FOR PRODUCTS
20. SMALL STEEL TANKS X2
21. VARIOUS BOXES



- 22. STEP LEDDER X2
  - 23. STEEL WOOD PRODUCT CARRER X5
  - 24. VARIOUS PALLETS
  - 25. GREEN COUCH X2
  - 26. TABLES X2
  - 27. APPLE COMPUTER
  - 28. OFFICE CHAIR AND TABLE
- Dated at SANDTON, 2023-07-05.

Attorneys for Plaintiff(s): RAMS ATTORNEYS, 3RD FLOOR, 70 GRAYSTON DRIVE, SANDTON.  
Telephone: 011 883 2235/6. Fax: 011 883 2235/6. Attorney Ref: K Motshwane / P Marobel/ LJ M00998.

**Case No: 314/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and NSINDISO AGRINEL MATHIBELA (IDENTITY NUMBER: 890504 6287 084), FIRST DEFENDANT & VINOLIA NKOSI (IDENTITY NUMBER: 871221 0230 084), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-02, 10:00, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), abovementioned suit, a sale with a reserve price of R460 000.00, will be held by the SHERIFF OF THE HIGH COURT WITBANK at PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK on WEDNESDAY the 2ND of AUGUST 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 WITBANK during office hours.

CERTAIN: ERF 5477 KLARINET EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA

MEASURING 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T12579/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 5477 MARSH OWL STREET, KLARINET EXTENSION 8.

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

A RESIDENTIAL HOME CONSISTING OF: A TILED ROOF, 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, 2 CARPORTS.

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 WITBANK, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK, 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 WITBANK.

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, 2023-06-13.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT66648.

Case No: 429/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and JOHANNES CHRISTIAAN VORSTER (IDENTITY NUMBER: 810909 5017 084), FIRST DEFENDANT & LINDIE VORSTER (IDENTITY NUMBER: 830213 0055 082), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-31, 10:00, PHITI BUILDING, c/o 57 SHAKESPEARE & HOOD AVENUE, ORKNEY**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale with a reserve price of R350 000.00, will be held by the SHERIFF OF THE HIGH COURT ORKNEY at PHITI BUILDING, c/o 57 SHAKESPEARE AND HOOD AVENUE, ORKNEY on MONDAY the 31ST 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 ORKNEY during office hours.

ERF 174 ORKNEY TOWNSHIP, REGISTRATION DIVISION I.P. THE PROVINCE OF NORTH WEST  
MEASURING 1 115 (ONE THOUSAND ONE HUNDRED AND FIFTEEN) SQUARE METRES  
HELD BY DEED OF TRANSFER NO T94609/2017  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 14 CHAUCER AVENUE, ORKNEY.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
OUTBUILDING: GARAGE, TOILET  
WALLS: BRICK  
ROOF: METAL.

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 ORKNEY, PHITI BUILDING, c/o 57 SHAKESPEARE AND HOOD AVENUE, ORKNEY, 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 ORKNEY.
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, 2023-06-07.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT62180.

Case No: 791/21

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTHERN CAPE DIVISION, KIMBERLEY)**In the matter between: ANGLO AFRICAN FINANCE (PTY) LTD, Plaintiff and SMIT KALAHARI BOERDERY CC, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, SMIT KALAHARI BOERDERY, KANONEILAND**

In execution of a judgment of the High Court of South Africa, Northern Cape Division, Kimberley, above mentioned suit, a sale with a reserve price of R6 200 000.00 will be held by the AD HOC SHERIFF OF THE HIGH COURT KAKAMAS at SMIT KALAHARI BOERDERY, KANONEILAND on FRIDAY the 28TH of 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 AD HOC SHERIFF KAKAMAS during office hours at KERKSTRAAT 63, CALVINIA with contact details being 082 966 7102.

## CERTAIN:

1. ERF 35 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 84 441 (EIGHTY FOUR THOUSAND FOUR HUNDRED AND FOURTY-ONE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

2. ERF 84 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 142 705 (ONE HUNDRED AND FOURTY TWO THOUSAND SEVEN HUNDRED AND FIVE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

3. ERF 215 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 5 869 (FIVE THOUSAND EIGHT HUNDRED AND SIXTY NINE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

THE ABOVE 3 (THREE) PROPERTIES ALL HELD UNDER DEED OF TRANSFER NUMBER T4877/2017

ALSO KNOWN AS: SMIT KALAHARI BOERDERY, KANONEILAND

Any improvements on the property are unknown and nothing in this respect is guaranteed.

The property is zoned agricultural.

The sale shall be subject to the terms and conditions

The sale shall be conducted in accordance with the provisions of rule 46 of the Uniform Rules of Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008 (the "CPA"), the Regulations promulgated thereunder, the Financial Intelligence Centre Act, no 38 of 2001 (the "FICA Act") and the "Rules of Auction", where applicable and all other applicable law. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

2. The rules of the auction are deemed to form part of the conditions of sale and the registration conditions.

3. The property shall be sold by the ad hoc sheriff of Kakamas at Smit Kalahari Boerdery, Kanoneiland to the highest bidder with reserve price of R6 200 000.00

4. The sale shall be for rands, and no bid for less than one thousand rands shall be accepted.

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

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

b. If the sheriff suspects that a bidder is unable to pay either the deposit referred to in condition 8 or the balance of the purchase price, the sheriff may refuse to accept the bid of such bidder, or accept it provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the balance of the purchase price.

c. On the refusal of a bid under circumstances referred to in paragraph (b), the property may immediately be put up for auction again.

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

b. 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.

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

b. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within (30) thirty days after the date of sale.

9. a. If the purchaser fails to carry out any obligation due by the purchaser under the 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.

b. In the event of the circumstances in paragraph (a) 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.

c. If the purchaser is already in possession of the property, the sheriff may, on notice to the 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.

10.a. The purchaser shall immediately on demand pay the sheriff's commission.

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

i. All amounts due to the municipality servicing the property, in terms 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; and where applicable

ii. 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 home owners or other association which renders services to the property.

iii. The costs of transfer, including conveyance fees, transfer duty and any other amount necessary for the passing of transfer to the purchaser.

11a. 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 8(b).

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

c. 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 not occupied.

12a. The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with condition 10, alternatively, transfer shall be passed only after the purchaser has complied with the provisions of conditions 8 and 10 hereof.

b. If the transfer is delayed by the purchaser, the purchaser shall be liable for interest at the rate of 11.5% per cent per annum on the purchase price.

13a. 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.

b. Should the purchaser fail to comply with the obligations in paragraph (a), the sheriff may effect the necessary insurance, the cost of which insurance shall be for the purchaser's account.

14.a. The property is sold as represented by the title deeds and diagram or sectional plan, subject to all servitudes and conditions of establishment, whichever applies to the property.

b. The sheriff shall not be liable for any deficiency that may be found to exist in the property.

15. 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.

16. Pursuant to the CPA, as amended, each prospective bidder is required to register for the auction before the auction takes place. Reg 26(2).

17. It is required of each bidder to comply with the FICA Act before the start of the Auction. Reg 26(2).

18. The Auction shall be under the control of the Sheriff for Kakamas or a properly authorized employee of the Sheriff, The Sheriff or his employee may under their discretion regulate the proceedings of the Auction.

19. On registration of the Buyer, he/she confirms that they are familiar with the applicable rules conditions of sale of the Auction.

20. A registration fee is payable, as determined by the Sheriff, which shall be paid back in the case that the prospective Purchaser did not purchase anything on the auction and who complied with the applicable rules and conditions of sale of the Auction.

21. If there is acceptance of the offer and non-compliance with the registration or sales conditions, the prospective Purchaser's registration fees will be held back to cover wasted time and costs.

22. if no bid is granted to a prospective buyer, his registration fees will be refunded.

23. The Sheriff or his authorized representative/employee may at any stage of the auction, withdraw any item, before the fall of the hammer, without there being any need to deliver a notice in respect thereof. Reg 19(3)(A)

24. The highest bidder shall be the Purchaser of the various items at the auction. Reg 28(6)

25. No person may interfere, intimidate or harass other registered buyers. Any person found guilty of the above may be asked by the sheriff to leave the auction or reported by the Purchaser to the SAPS of any of the above complaints.

26. If the sheriff makes an error during the auction, such an error shall not be binding on any parties and shall be rectified at the Sheriff's discretion.

27. All sales are "voetstoots". The prospective Purchaser is deemed to have pre-inspected the goods. The sheriff makes no guarantees on goods sold at the auction and no guarantees as to the condition of any goods.

28. All prices at the auction are tax free for the only reason that the Sheriff is not VAT registered.

29. No goods shall be removed unless the goods have been paid for after the auction.

30. Payments shall be made by means of cash or proof of an electronic funds transfer directly after the auction.

31. Right of access to the auction remains reserved. Reg 28(3) and Reg 28(5).

Dated at STELLENBOSCH, WESTERN CAPE, 2023-07-04.

Attorneys for Plaintiff(s): HATSTONE LAWYERS INCORPORATED, SUITE 3, FLOOR 1, 43 PLEIN STREET, STELLENBOSCH, WESTERN CAPE. Telephone: 021-880 9391. Attorney Ref: ANGL-11-012.

**Case No: 46752/2021**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and NKOSIKHONA SAKHILE NGCOBO (ID NUMBER: 891203 5703 08 9) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-08-01, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILLARY 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 reserve price of R550 000.00, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 1ST AUGUST 2023 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff JOHANNESBURG SOUTH during office hours: A UNIT CONSISTING OF - (A) SECTION NO 59 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS106/2015, IN THE SCHEME KNOWN AS GLENVILLE MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ROSETTENVILLE EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG 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 ST25768/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: UNIT 59 GLENVILLE MEWS, 450 RIFLE RANGE ROAD, ROSETTENVILLE EXTENSION 6, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Attached storey with brick walls, tiled roof and tiled floors consisting of: 2 bedrooms, 1 bathroom, 1 shower, 1 toilet, kitchen, lounge. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50 000.00 (in cash or EFT that must reflect in the Sheriff's account prior to the sale); (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A. JEGELS and/or P. NGCOBO. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF JOHANNESBURG SOUTH'S OFFICE, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680-0352.

Dated at PRETORIA, 2023-07-05.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DG40024.

**Case No: 2021/20074**

**Docex: Docex 9, Hatfield**

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

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

NOTICE OF SALE IN EXECUTION

**2023-07-27, 11:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of R850 000.00, by the Sheriff Randburg South-West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

**PROPERTY DESCRIPTION**

A unit consisting of:-

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

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

Held by Deed of Transfer No ST52416/2015

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

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

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

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Randburg South-West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-07-04.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS / MAT12693.

**Case No: 9851/2022**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Trilochan Nayager, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 11:00, Pursuant to a judgement obtained, a sale in execution will be held, with a reserve price of R600 000.00, by the SHERIFF RANDBURG SOUTH-WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

**PROPERTY DESCRIPTION**

A unit consisting of:-



(a) Section No. 9 as shown and more fully described on the Sectional Plan No SS212/1998, in the scheme known as CAYMANS in respect of the land and building or buildings situate at BROMHOF EXTENSION 57 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 86 (EIGHTY SIX) square metres in extent; and

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

Held by Deed of Transfer No ST44537/2018

STREET ADDRESS: UNIT 9 CAYMANS COMPLEX, 332 KELLY STREET, BROMHOF EXT 57, RANDBURG, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG NORTH (RANDBURG) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG MUNICIPALITY

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

UNIT SITUATED IN A COMPLEX KNOWN AS CAYMANS. THE COMPLEX IS CONSTRUCTED OF BRICK WITH A TILE ROOF, AND THE UNIT CONSISTS OF AN ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 TOILET AND A CARPORT

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Randburg South-West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-07-04.

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 / MAT12404.

**Case No: 19617/2018**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Morne Kriel, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 11:00, Pursuant to a judgement obtained, a sale in execution will be held, with a reserve price of R100 000.00, by the SHERIFF RANDBURG SOUTH-WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 36 as shown and more fully described on the Sectional Plan No SS43/2005, in the scheme known as LIBANON in respect of the land and building or buildings situate at SONNEGLANS EXTENSION 23 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 71 (SEVENTY ONE) square metres in extent; and

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

Held by Deed of Transfer No ST13610/2005

STREET ADDRESS: UNIT 36 LIBANON, KAMEELDORING ROAD, SONNEGLANS EXT 23, RANDBURG, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG-NORTH (RANDBURG) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG MUNICIPALITY

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

UNIT SITUATED IN A WELL MAINTAINED COMPLEX KNOWN AS SONNEGLANS. THE COMPLEX IS CONSTRUCTED OF BRICK WITH A TILE ROOF, AND THE UNIT CONSISTS OF A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 TOILET AND 2 CARPORTS

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Randburg South-West at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-07-04.

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 / MAT12699.

**Case No: 2021/34771**

**Docex: Docex 9, Hatfield**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Terence Nigel Terblanche, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 10:00, Pursuant to a judgement obtained, a sale in execution will be held, with a reserve price of R400 000.00, by the SHERIFF JOHANNESBURG NORTH at 51 / 61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG**

**PROPERTY DESCRIPTION**

A unit consisting of:-

(a) Section No. 235 as shown and more fully described on the Sectional Plan No SS72/2007, in the scheme known as 100 JORISSEN in respect of the land and building or buildings situate at JOHANNESBURG TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 35 (THIRTY FIVE) square metres in extent; and

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

Held by Deed of Transfer No ST67617/2007

STREET ADDRESS: UNIT 235 (DOOR: 235) - 100 JORISSEN, 107 JORISSEN STREET, BRAAMFONTEIN, JOHANNESBURG, GAUTENG PROVINCE situated in the JOHANNESBURG MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG LOCAL MUNICIPALITY

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

SECOND FLOOR SIMPLEX UNIT IN A SECTIONAL TITLE COPLEX CONSTRUCTED OF BRICK WITH A CONCRETE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, KITCHEN, BEDROOM, BATHROOM AND A TOILET

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Johannesburg North at 51 / 61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-07-04.

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 / MAT12710.

**Case No: 30275/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (pty) Limited, Judgment Creditor and Jacobus Johannes Van Wyngaardt, 1st Judgment Debtor and Lindsey Van Wyngaardt, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 10:00, Unit 5B Sentio Building, Ground Floor, Frikkie Meyer Boulevard, Vanderbijlpark**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Acting Sheriff Vanderbijlpark to the highest bidder subject to a reserve price of R1 300 000.00 and will be held on 28 July 2023 at Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark at 10:00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark, prior to the sale.



Certain: Erf 1306 Vanderbijlpark South West No 5 Extension 4 Township, Registration Division I.Q, Province of Gauteng, being 25 Moerdyk Street, Vanderbijlpark SW 5 Ext 4.

Measuring: 944 (Nine Hundred and Forty Four) Square Metres:

Held under Deed of Transfer No. T2730/2015

Situated in the Magisterial District of Vanderbijlpark

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

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

Outside Buildings: 2 Garages, 2 Carports.

Sundries: Boundary, Brick Fence, Zoning, Residential and Swimming Pool

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-03-07.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT43779/IM. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

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**Case No: 33940/2021**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Moses Mtsheleni Sikonde - 1st  
Judgement Debtor and Phuti Jacqueline Manamela - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R500 000.00 and will be held at 5 Anemoon Street, Glen Marais Ext 1 on 03 August 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1 prior to the sale.

Certain: Erf 2228 Klipfontein View Extensions 2 Township, Registration Division I.R., Province of Gauteng, being 2228/14 Seretse Khama Street, Klipfontein View Ext 2.

Measuring 263 (Two Hundred and Sixty Three) Square Metres

Held under Deed of Transfer No. T91537/2008

Situated in the Magisterial District of Kempton Park.

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

Main Building: 2 Bedrooms, 1 Bathroom, Kitchen, Living Room, Other

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-06-08.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 on Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446151/LW/EC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 63165/2021

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Nedbank Limited, Plaintiff and Mr Sanele Sonkosi, The Executor On Behalf Of Estate Late Maselaelo Stanley Mathopa, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 09:30, SHERIFF BOKSBURG HL: 182 LEEUWPOORT STREET, BOKSBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honorable Court dated the 14TH DECEMBER 2022 in terms of which the following property will be sold in execution on 28 JULY 2023, at 09:30 am at, SHERIFF BOKSBURG HL: 182 LEEUWPOORT STREET, BOKSBURG amount of R 717 484.14

Full Conditions of Sale can be inspected at the SHERIFF BOKSBURG HL: 182 LEEUWPOORT STREET, BOKSBURG the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: PORTION 422(A PORTION OF PORTION 2) LOT 131 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING NUMBER T000042935/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATED AT: 422/131 AGULHAS ROAD, KLIPPOORTJE AL, 1401, REGISTRATION DIVISION: I.R. GAUTENG

MEASURING: 252 (TWO HUNDRED AND FIFTY TWO ) SQUARE METRES HELD BY DEED OF TRANSFER

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T000042935/2018.

IMPROVEMENTS: MAIN BUILDING

THE PROPERTY IS ZONED: RESIDENTIAL

3 BEDROOMS

2 BATHROOM

1 LIVING ROOM

1 KITCHEN

1 WATER CLOSETS

OTHER: 2

FENCING: BRICK

OUTER WALL FINISHING: FACEBRICK

ROOF FINISHING: TILES

INNER FLOOR FINISHING: TILES

DATED at BENONI on this 29th day of MAY 2023.

Attorneys of Plaintiff(s), BHAM & DAHYA, NO 6 LAKEVIEW PLACE, KLEINFONTEIN LAKE, BENONI. TEL: (011) 422 5380. FAX: (011) 421 3185. C/O NASEEMA KHAN INC, 719 PARK STREET, CLYDESDALE, PRETORIA. REF: MR DAHYA/NED/0142.

Dated at BENONI, 2023-06-30.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Telephone: 0171100362. Fax: 0114213185. Attorney Ref: NED/0142. Attorney Acct: 8003642139701.

Case No: 64107/2019

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and HUSSEIN KADER GOVIND, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 10:00, THE SHERIFF'S OFFICE, VEREENIGING: 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

In pursuance of a judgment granted by this Honourable Court on 17 NOVEMBER 2021, a Warrant of Execution issued on 29 NOVEMBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 27 FEBRUARY

2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

PORTION 422 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 T1101141/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 422/2281 HYPOXIS CRESCENT, SAVANNA CITY EXTENSION 1, MIDVAAL, GAUTENG)

MAGISTERIAL DISTRICT: MIDVAAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, SHOWER, 2 TOILETS

Dated at PRETORIA, 2023-07-05.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9302/DBS/N FOORD/CEM.

**Case No: 2021/55069**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and BOLDWIN TSIETSI SHAI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 09:30, Sheriff Boksburg, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R248 000.00, will be held by the Sheriff, Boksburg, 182 Leeuwpoot Street, Boksburg on the 25TH day of JULY 2023 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Boksburg, 182 Leeuwpoot Street, Boksburg

CERTAIN: ERF 20194 VOSLOORUS EXTENSION 30 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, PLAN IS 235 (TWO HUNDRED AND THIRTY FIVE) SQUARE METRES IN EXTENT

HELD BY DEED OF TRANSFER NO/T39486/2009

SITUATION: 20194 MAKHUFU STREET, VOSLOORUS EXT 30

IMPROVEMENTS: (not guaranteed): 2 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE, DINING ROOM

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

·6% on the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds of the sale

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

Dated at Johannesburg, 2023-05-16.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N01885. E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc.

Case No: 2019/11799

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgment Creditor and Segeel: Lucas Ivan, 1st Judgment Debtor and Segeel: Silvia Angela, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-01, 10:00, Shop No.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 16 January 2020 & 01 August 2022 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 01 AUGUST 2023 at 10:00 at SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder without a court reserve.

1. A unit ("the mortgaged unit") consisting of -

(a) Section No. 17 as shown and more fully described on Sectional Plan No. SS26/1998 ("the sectional plan") in the scheme known as PALM SPRINGS in respect of the land and building or buildings situate at MEREDALE EXTENSION 12 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 62 (Sixty Two) square metres in extent; (the mortgaged section") and

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

HELD under Deed of Transfer ST030265/2007

which is certain, and is zoned as a residential property inclusive of the following: Main Building: KITCHEN, LOUNGE, 2X BEDROOMS, AND A BATHROOM - WHICH CANNOT BE GUARANTEED

The property is situated at: 17 PALM SPRINGS, MURRAY AVENUE, MEREDALE in the magisterial district of JOHANNESBURG CENTRAL

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R30 000.00 in cash or EFT that must reflect in Sheriff's account prior to the sale
4. Registration conditions: no person will be allowed on the premises if they are no registered for FICA and CPA

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

Dated at JOHANNESBURG, 2023-06-12.

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/MAT25524/rm. Attorney Acct: Citizen.

Case No: 51820/2020

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

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

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Kempton Park to the highest bidder without reserve and will be held on 03 August 2023 at 10:00 at 5 Anemoon Street, Glen Marais Ext 1 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1 prior to the sale.

Certain:

A unit consisting of:

(a) Section no.14 as shown and more fully described on Sectional Plan no. SS300/1994 in the scheme known as Sunningdale Club 1 in respect of the land and building or buildings situate at Birchleigh Ext 19, Local Authority : City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan is, 50 (Fifty) square metres in extent (b) and 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. ST33574/2016

Situated at Unit 14 Sunningdale Club 1, 4 Tinus De Jongh Street, Birchleigh.

Situated in the Magisterial District of Kempton Park

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

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

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-06-22.

Attorneys for Plaintiff(s): HP NDLOVU INC, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2352/LM/EC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 2021/4375

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA  
(Mpumalanga Division, Middelburg)

**In the application of: Absa Bank Limited, Plaintiff and Mithi Jane Sambatha (Previously Ntuli), 1<sup>st</sup> Defendant and Desmond Bongane Khoza N.O., 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, THE SHERIFF'S OFFICE, PLOT 31 ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, MPUMALANGA PROVINCE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19th 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 WITBANK on WEDNESDAY the 2nd day of AUGUST 2023 at 10:00 at THE SHERIFF'S OFFICE, PLOT 31 ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, MPUMALANGA PROVINCE.

CERTAIN: PORTION 2 OF ERF 2 SOUTH VIEW TOWNSHIP, REGISTRATION DIVISION J.S, PROVINCE MPUMALANGA

MEASURING 309 (THREE HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T119108/2003

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 2/2 WARTHOG STREET, SOUTH VIEW, EMALAHLENI and consist of a tiled roof, 2 Bedrooms, Bathroom, Kitchen, Lounge and fencing brick walls (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 WITBANK situated at THE SHERIFF'S OFFICE, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK, MPUMALANGA 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 R15 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, 2023-06-14.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, C/O BIRMANS INC ATTORNEYS 1st Floor Alzu Building, Middelburg. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L GALLEY/ms/78232.

**Case No: 65/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. - Judgement Creditor and Siphon August Ntuli - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-07-28, 09:30, 182 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R120 000.00 and will be held on 28 July 2023 at 09h30 at 182 Leeuwpoot Street, Boksburg of the undermentioned property of the execution debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

A Unit consisting of:

Section No. 1 as shown and more fully described on Sectional Plan No. SS21/1986 in the scheme known as Besmar Court in respect of the land and building or buildings situate at Boksburg South Extension 2 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 65 (Sixty-Five) square metres in extent;

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

Held under Deed of Transfer No. ST46066/2017

Situated at Unit 1 Besmar Court, 469 Heidelberg Road, Boksburg South Ext 2.

Situated in the Magisterial District of Boksburg.

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

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

Outside Buildings: None.

Sundries: None.

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-05-29.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3649/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.



Case No: 60484/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA HIGH COURT)**In the matter between: FAIRVIEW BODY CORPORATE, Plaintiff and NTABAEKHONJWA PROP  
DEVELOPMENT (PTY) LTD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

The Property, more fully described:

Unit no. 36 (DOOR NUMBER 036A) as shown and more fully described on Scheme Number 751/2005, in the scheme known as SS FAIRVIEW in respect of the land and building or buildings situated at SAGEWOOD EXT 10 1281,0 of which section the floor area according to the said sectional plan, is 127 (ONE HUNDRED AND TWENTY SEVEN) square metres in extent and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said section plan, held by deed of transfer ST 41606/2008

SITUATED AT: UNIT 23 36 (DOOR NUMBER 036A) FAIRVIEW BODY CORPORATE CRESCENT WOOD COUNTRY ESTATE, CORNER OF LIEBERBERG & 8th ROAD, NOORWYK

MEASURING: 127 (ONE HUNDRED AND TWENTY SEVEN)

HELD BY ST41606/2008

ZONED: RESIDENTIAL

Main building comprising of: Sectional Title Unit.

Improvements:

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

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M4071.

Case No: 37301/2021

Docex: PH444

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)**In the matter between: Firststrand Bank Limited, Judgement Creditor and Mthokozisi Nkutha, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 91 General Hertzog Street, Three Rivers**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Vereeniging to the highest bidder subject to a reserve price of R249 000.00 and will be held at 91 General Hertzog Street, Three Rivers on 3 August 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 91 General Hertzog Street, Three Rivers, prior to the sale.

Certain: Erf 504 Powerville Park Extension 4 Township, Registration Division I.Q., Province of Gauteng, being 504 Itumeleng Street, Powerville Park Ext 4, Vereeniging.

Measuring: 257 (Two Hundred and Fifty Seven) Square Meters

Held under Deed of Transfer No. T108634/2016

Situated in the Magisterial District of Vereeniging

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

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

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-06-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446458/AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 82846/2019**

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

**In the matter between: THORNBROOK GOLF ESTATE PROPERTY OWNERS ASSOCIATION, Plaintiff and HARRY MALEPE MOTAUNG, 1<sup>st</sup> Defendant and ELIZABETH MASEFIRI MOTAN, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 11:00, SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT3**

The Property, more fully described: ERF 1592 THERRESAPARK EXT 42 (PRETORIA), REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG

MEASURING 1 094 (one thousand and ninety-four) SQUARE METER

HELD BY DEED OF TRANSFER ST96263/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: Erf 1592, Thornbrook Golf Estate Property Owner Association, 235 Waterbok Street, Theresapark, 0182 Be Declared Executable.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 1 094 (one thousand and ninety-four)

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

Main building: comprising of: Vacant stand

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

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2981.

**Case No: 49/2021**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and JACOBUS JOHANNES LANDMAN (ID: 840105 5106 08 7), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 10:00, Sheriff Pretoria South West at Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(iii) & Rule 46A order granted on 13 December 2021, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Pretoria South West at Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park on 27 July 2023 at 10h00, which is more fully described as: ERF PORTION 3 OF ERF 41 BOOYSENS (PRETORIA) TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 1396 (ONE THOUSAND THREE HUNDRED AND NINETY-SIX) square metres HELD By Deed of Transfer B95731/2013 THE PROPERTY IS ZONED AS: RESIDENTIAL Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building 1x lounge, 1x dining 3x bedrooms 2x bathrooms Flat Lets/Cottages 1x lounge 1x dining 1x study 1x kitchen 3x bedrooms 2x bathrooms Out Building 1x single garage 1x servants quarters consisting of 1x bedroom and 1x bathroom The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane Central The amount due to the City of Tshwane Metropolitan Municipality estimated as at 14 April 2023 amount to R63 837.60. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price at R513 000.00 (Five Hundred and Thirteen Thousand Rand) 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)

Inspect Conditions at Sheriff Pretoria South West, Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park, during office hours.

Dated at PRETORIA

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: PR4254/ak/mm/MW Letsoalo.

**Case No: 51526/2021**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-21, 10:00, Sheriff of the High Court, Westonaria, 50 Edwards Avenue, Westonaria**

Certain Erf 1896, Lenasia South; Registration Division: I.Q.; Situated at 34 Swallow Crescent, Lenasia South, measuring 600 Square Metres; Zoned: Residential; held under Deed of Transfer No. T9569/2020.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 4 Bedrooms, 2 Bathrooms, Entrance Hall, Lounge, Dining Room, Kitchen, Laundry, Family Room, Pantry, Single Garage, 1 Carport, 1 Carport, Garden Cottage/Flatlet consisting of 1 Bedroom, 1 Lounge, 1 Kitchen; Tiled Roof, 8 foot Plastered Walls, Solar Geyser, Built-In Cupboards and Laminated wooden floors in main buildings

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 Westonaria at 50 Edwards Avenue, Westonaria.

The Acting Sheriff, Westonaria or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00 (refundable) is payable one (1) day prior to the date of sale by EFT or bank guaranteed cheque, no cash accepted, in order to obtain a buyers card.

D) Registration conditions.

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

Dated at JOHANNESBURG, 2023-06-27.

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/RN5917.

**Case No: 53721/2021**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and BURGER, CJ, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 14h00, Sheriff of the High Court, Meyerton at 10 Pierneef Boulevard, Meyerton**

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 23 NOVEMBER 2022 in terms of which the following property will be sold in execution by the Sheriff of the High Court Meyerton at 10 Pierneef Boulevard, Meyerton on the 27 July 2023 at 14H00, to the highest bidder, subject to a reserve of R312 000.00 (three hundred and twelve thousand rand):-

A unit consisting of Section No. 8 as shown as more fully described on Sectional Plan No. SS120/1998 in the scheme known as Botaniahof in respect of land and buildings situate at Meyerton in the Local Authority of Midvaal Local Municipality; 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 8 Door Number 18, Botaniahof, 42 Galloway Avenue, Meyerton; measuring 76 square metres; Zoned - Residential; as held by Deed of Transfer Number ST17664/2020.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 1 X Lounge, 1 X Bedroom, 1 X Bathroom, 1 X Shower 1 X Kitchen, Small Garden

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 Meyerton at 10 Pierneef Boulevard, Meyerton.

The Sheriff Meyerton 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 Meyerton at 10 Pierneef Boulevard, Meyerton during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-07-03.

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/RNRN5959.

**Case No: 38037/2019**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and NDIMA, G F, Defendant**

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

**2023-07-24, 10:00, Sheriff of the High Court, Germiston South at 4 Angus Road, Germiston**

Certain: Portion 1 of Erf 42, Klippoortje Al; Registration Division: I.R.; Situated at 72 Doak Street, Hazel Park, Klippoortje Al; Measuring 1,686 hectares; Zoned - Residential; held Under Deed Of Transfer No. T6428/2013.

Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 2 x Garages, 1 x Swimming Pool

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 Germiston South at 4 Angus Road, Germiston.

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

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

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

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

C) Payment of a Registration Fee of R20 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 Germiston South at 4 Angus Road, Germiston during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-06-27.

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/RN5472.

**Case No: 2022/044445**

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

**In the matter between: Beneficio Developments (Pty) Ltd, Registration Number: 2009/007912/07, Execution Creditor and D S Molapo Project and Fire Services CC, Registration Number: 2005/005697/23, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, Sheriff of the High Court, Pretoria North East at 102 Parker Street, Rivieria, Pretoria**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above-mentioned suit, a sale without reserve will be held by the Sheriff of the High Court, Pretoria North East on the 27th day of JULY 2023 at 11h00 at 102 Parker Street, Rivieria, Pretoria, of the under-mentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the Sheriff of the High Court Pretoria North East during office hours.

Description: REMAINING EXTENT OF PORTION 23 OF ERF 477 SILVERTON TOWNSHIP  
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

IN EXTENT 1 146 (ONE THOUSAND ONE HUNDRED AND FORTY SIX SQUARE METRES HELD BY  
DEED OF TRANSFER NUMBER T50558/2020

Street Address: 234 Dykor Street, Silverton, Pretoria

Usage Category: Industrial

Improvements: The following information is furnished with regards to the improvements on the property although nothing in this respect is guaranteed: OFFICE BLOCK CONSISTING OF: RECEPTION AREA, BOARD ROOM, 6 OFFICES, 1 X SERVER ROOM, 2 BATHROOMS. WAREHOUSE CONSISTING OF: KITCHEN, BATHROOM AND 3 X CARPORTS. PROPERTY HAS PLASTER AND FACEBRICK

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.

Take further notice that:

1. The rules of this auction is available at the office of the SHERIFF PRETORIA NORTH EAST at 102 Parker Street, Rivieria, Pretoria, 24 (twenty-four) hours prior to the auction.

2. 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) Registration conditions.

Dated at PRETORIA, 2023-07-06.

Attorneys for Plaintiff(s): Laäs Doman Incorporated, 449 Albert Street, Waterkloof, Pretoria. Telephone: 0123468696. Attorney Ref: AM Laäs/BF01 0103.



Case No: 2022/47668

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: SS SANDY SPRINGS BODY CORPORATE (SS NO: 75/1984), Plaintiff and KANATO, ETHEL, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023/07/31, 10h00, Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

CASE NO: 47668/2022

**In the matter between: SS SANDY SPRINGS BODY CORPORATE (SS NO 75/1984), PLAINTIFF AND ETHEL KANANTO (Identity Number: 560808 0880 08 6), FIRST DEFENDANT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, SECOND DEFENDANT AND ABSA BANK LIMITED, THIRD DEFENDANT AND JOHANNESBURG CENTRAL, FOURTH DEFENDANT**

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

**31st day of JULY 2023, Sheriff JOHANNESBURG CENTRAL at 21 Hubert Street, Westgate, Johannesburg.**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg on 31st day of JULY 2023 at 10h00, to the highest bidder.

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

Description: Unit 1 in the scheme known as Sandy Springs with Scheme Number 75/1984, under Title Deed ST41612/2002, situated at Unit 1, Sandy Springs, corner Klein and Van der Merwe Street, Hillbrow, City of Johannesburg, Gauteng Province, measuring 35 (thirty-five) square metres. Held by Deed of Transfer Number ST41612/2002. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 1, Sandy Springs, corner Klein and Van der Merwe Street, Hillbrow, Johannesburg measuring 35 (thirty-five) square metres. Zoned:

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

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg.

The Sheriff Johannesburg Central will conduct the sale. Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/SAND0001

Dated at Johannesburg, 2023/07/07.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/SAND0001.



**Case No: 40472/2021**

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and Moferefere Fanie Molakeng (Identity Number: 781014 5417 08 0), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 09:30, Sheriff of the High Court Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg**

In pursuance of a judgment and warrant granted on 1 September 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 28 July 2023 at 09:30 by the Sheriff of the High Court, Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg to the highest bidder:- CERTAIN: A Unit consisting of - Section No.2 as shown and more fully described on Sectional Plan No.SS133/1987, in the scheme known as LAKEVIEW MANSIONS in respect of the land and building or buildings situate at BOKSBURG TOWNSHIP of which section the floor area, according to the said sectional plan, is 106 (ONE HUNDRED AND SIX) SQUARE METRES in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST11219/2015. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED, SITUATED: 7 MARKET STREET, BOKSBURG, 1459, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 3 X BATHROOMS (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), 1 X DINING ROOM (ESTIMATED), OTHER: WALLS: FACE BRICK (ESTIMATED), ROOF COVERING: FLAT STEEL (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 28 October 2021 prepared by a Professional Valuer: Martie Grové and by a Valuation Report in respect of a valuation conducted of the property on 15 March 2022 by a Professional Associated Valuer: KK Munyai. Access was not gained to the property when both valuations were conducted, and the inventories compiled.) HELD by the DEFENDANT, MOFEREFERE FANIE MOLAKENG (IDENTITY NUMBER: 781014 5417 08 0) under his name under Deed of Transfer No. ST11219/2015. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg. 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/IB002124. 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, 2023-07-05.

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/IB002124.

**Case No: 22710/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and MZWAKHE NGWENYA (IDENTITY NUMBER: 850714 5205 08 0) and NHCANHLENHLE BONOLO MARUMOLOA (IDENTITY NUMBER: 900930 0150 08 5), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 09:30, Sheriff of the High Court Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg**

In pursuance of a judgment and warrant granted on 9 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 28 July 2023 at 09:30 by the Sheriff of the High Court, Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg to the highest bidder:- CERTAIN: PORTION 22 OF ERF 8154 WINDMILL PARK EXTENSION 19 TOWNSHIP, SITUATED: 8154/22 MPHAGO STREET, WINDMILL PARK EXTENSION 19, MAGISTERIAL DISTRICT: EKURHULENI NORTH, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 180 (ONE HUNDRED AND EIGHTY)SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The

improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: CONDITION: FAIR (ESTIMATED), DESCRIPTION: FREESTANDING (ESTIMATED), CONSTRUCTION WALLS: BRICKS (ESTIMATED), CONSTRUCTION ROOF: TILE (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X KITCHEN (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED). (The afore going inventory is borne out by an Improvement Report in respect of the property conducted on 3 May 2023 and prepared by the Sheriff of the High Court Sheriff Boksburg, Mr Clarence N Maluleke. Access was not gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANTS, MZWAKHE NGWENYA (IDENTITY NUMBER: 850714 5205 08 0) and NHCANHLENHLE BONOLO MARUMOLOA (IDENTITY NUMBER: 900930 0150 08 5) under their names under Deed of Transfer No. T28316/2015. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/elzanne jacobs /IB001813. 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, 2023-07-05.

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/IB001813.

**Case No: 26269/2022**

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 DORCAS PAULINA SEKHOTO (IDENTITY NUMBER: 651017 0297 08 1), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, Sheriff of the High Court Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Extension 1**

In pursuance of a judgment and warrant granted on 23 August 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 3 August 2023 at 10:00 by the Sheriff of the High Court, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Extension 1 to the highest bidder:- CERTAIN: ERF 905 KLIPFONTEIN VIEW EXTENSION 1 TOWNSHIP, SITUATED: 69 UMKHOMAZI STREET, KLIPFONTEIN VIEW EXTENSION 1, 1459, MAGISTERIAL DISTRICT: EKURHULENI NORTH, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 239 (TWO HUNDRED AND THIRTY NINE) 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, 2 X BEDROOMS, 1 X BATHROOM, 1 X TV/ LIVING ROOM, 1 X KITCHEN, HALF BUILT OUTSIDE ROOM. (The afore going inventory is borne out by a Sheriff's Report in respect of the property prepared by Deputy Sheriff Patience Makgae on 12 October 2022. The Deputy Sheriff gained access to the property when the inventory was compiled.) HELD by the DEFENDANT, DORCAS PAULINA SEKHOTO (IDENTITY NUMBER: 651017 0297 08 1) under his name under Deed of Transfer No. T130582/2002. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001, TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB001592. 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, 2023-07-05.

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/ELZANNE JACOBS/IB001592.

**Case No: 10842/2022**

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 ELVES JOSSEFA MACAMO (IDENTITY NUMBER: 680916 5746 08 0) and CYNTHIA VICTORIA MACAMO (IDENTITY NUMBER: 741225 0210 08 5), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-02, 11:00, Sheriff of the High Court Sheriff Springs at 99 – 8th Street, Springs or by way of online auction**

In pursuance of a judgment and warrant granted on 16 March 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 2 August 2023 at 11:00 by the Sheriff of the High Court, Sheriff Springs at 99 - 8th Street, Springs or by way of online auction to the highest bidder: CERTAIN: ERF 1674 PAYNEVILLE TOWNSHIP, SITUATED: 97 RARANE STREET, PAYNEVILLE, 1565, MAGISTERIAL DISTRICT: EKURHULENI EAST, REGISTRATION DIVISION: I.R. PROVINCE OF GAUTENG, MEASURING: 371 (THREE HUNDRED AND SEVENTY ONE) 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, SINGLESTOREY, MAIN BUILDING: 1 X LOUNGE, 1 X BATHROOM, 3 X BEDROOMS, 1 X KITCHEN, INNER FLOOR FINISHING: TILES, TILE ROOF, BRICKWALL FENCING, BUILDING, OUTER WALL FINISHING: PLASTER, MANUAL DRIVEWAY GATE. (The afore going inventory is borne out by an Improvement Report in respect of the property conducted on 22 May 2023 and prepared by the Deputy Sheriff of the High Court Sheriff Springs, Mr M R Khan. Access was gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANTS, ELVES JOSSEFA MACAMO (IDENTITY NUMBER: 680916 5746 08 0) and CYNTHIA VICTORIA MACAMO (IDENTITY NUMBER: 741225 0210 08 5) under their names under Deed of Transfer No. T5444/2008. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Springs at 99 - 8th Street, Springs. 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/IB000506. 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, 2023-07-05.

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/IB000506.

**Case No: 48821/2019**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Lloyd Bongani Shabangu, First Judgment Debtor and Sybil Shabangu, Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-07-27, 10:00, 2241 Rasmeni & Nkopi Street, Protea North**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Soweto West, at the Sheriff's offices, 2241 Rasmeni & Nkopi Street, Protea North on Thursday, 27 July 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Soweto West, 2241 Rasmeni & Nkopi Street, Protea North, 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 7111 Zola Ext 1 Township Registration Division: IQ Gauteng Measuring: 255 square metres Deed of Transfer: T43495/2013 Also known as: (Erf 7111) 222 Nokeri Street, Zola North, Soweto. Magisterial District: Johannesburg Central Improvements: Main Building: 3 bedrooms, 1 bathroom, lounge, kitchen and a carport. 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, 2023-07-05.

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/F6052.

Case No: 40744/2018

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Thabo Petrus Mokoena, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 09:30, 182 Leeuwpoot Street, Boksburg**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 28 July 2023 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 406 Vosloorus Township Registration Division: IR Gauteng Measuring: 263 square metres Deed of Transfer: T57935/2005 Also known as: 406 Gama Road, Vosloorus, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 3 bedrooms, kitchen, dining room, 1 outside toilet. Other: Asbestos roof, brick fence. 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, 2023-07-05.

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/F4507.

Case No: 52817/2019

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 SLINDILE PATRICIA INNOCENTIA THWALA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 09h30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG**

In terms of a judgment granted on 17 MARCH 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 28 JULY 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 R300 000,00 (THREE HUNDRED THOUSAND RAND), as per Court Order duly granted on 25 APRIL 2023. DESCRIPTION OF PROPERTY ERF 1929 MAPLETON EXTENSION 12 TOWNSHIP REGISTRATION DIVISION I.R., GAUTENG PROVINCE MEASURING : 294 (TWO HUNDRED AND NINETY FOUR) square metres HELD BY THE DEFENDANT IN HER NAME BY DEED OF TRANSFER T34655/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1929 Flannagan Street, Mapleton, Extension 12 MAGISTERIAL DISTRICT : BOKSBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x WC Outbuilding : 1 x WC The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank 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, 2023-07-03.

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 / F85976/ TH.



Case No: 45828/2020

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 LESLIE TUMELO MALATJI, First Defendant and JAFTHA SECHUBE MALATJI, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3**

In terms of a judgment granted on 20 MAY 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 28 JULY 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3, WITHOUT RESERVE. DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 25 as shown more fully described on Sectional Plan No SS682/2018, in the scheme known as FALCON'S PLACE in respect of the land and building or buildings situate at ERF 2174 MONTANA EXTENSION 174 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 135 (ONE HUNDRED AND THIRTY FIVE) Square metres in extent; and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by the Defendants by Deed of Transfer No. ST88312/2018 Street address : No. 25 Falcon's Place, Jeugd Road, Montana MAGISTERIAL DISTRICT : PRETORIA NORTH IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3. 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 R20 000,00 payable by EFT only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-07-03.

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 / CLF91794 / TH.

Case No: 37355/2022

Docex: DX 136, PRETORIA

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

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

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-26, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD (ARMADALE) (Known as Viking)**

In terms of a judgment granted on 2 MARCH 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 26 JULY 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), subject to a reserve of R500 000.00 (FIVE HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1090 KLIPSPRUIT WEST EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 503 (FIVE HUNDRED AND THREE) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T34140/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1 Barnes Street, Klipspruit West Extension 2 MAGISTERIAL DISTRICT : SOWETO

IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Garage The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 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, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R50 000,00 (refundable). (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, 2023-07-03.

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 / CLF15602 / TH.

**Case No: 2017/39753**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and KIKA: LINDILE STANLEY  
(1st Execution Debtor) and KIKA: NOMATHEMBA OLVIE (2nd Execution Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-07-27, 10:00, 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG LOCAL DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R510,987.53 will be held at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH- 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg on 27 July 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH- 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg prior to the sale : CERTAIN: A unit consisting of: A) section no 6 as shown and more fully described on sectional plan no SS17/1976 in the scheme known as Inyanga in respect of the land and building or buildings situate at Albertville Extension 1 Township City of Johannesburg of which section the floor area, according to the said sectional plan, is 129 (One Hundred and Twenty Nine) square metres in extent; and B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST34944/2011 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: Section 6 Inyanga, 9 Roxy Drive, Albertville also known as Unit 6 Inyanga, 7 Roxy Drive, Albertville Extension 1 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, Dining Room, Kitchen 3 Bedrooms, 1 Bathroom, 1 Shower, 2 WC'S, Dressing Room, Out garage, Laundry 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 JOHANNESBURG NORTH- 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg. The office of the sheriff SHERIFF OF THE HIGH COURT JOHANNESBURG 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.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 SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH- 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg.

Dated at SANDTON, 2023-07-04.



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: BSeimenis/SV/MAT10490.

**Case No: 2021/12823**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and ANTOINETTE VAN WYK (1st Judgment Debtor) and CHRISTOFFEL HENDRIK VAN WYK (2nd Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-07-27, 10:00, SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg**

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 R1,100,000.00 will be held at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg against the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH on 27 July 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg prior to the sale : CERTAIN: Portion 1 of Erf 157 Norwood Township Registration Division I.R The Province of Gauteng Measuring 496 (Four hundred and ninety six) square metres held by deed of transfer T38493/2003 Which bears the physical address: 141 Nellie Road, Norwood 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, Dining Room, Scullery, 3 Bedrooms, 1 Bathroom, 2 Showers, 2 WC's, Dressing Room, Laundry 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 JOHANNESBURG NORTH at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg. The office of the SHERIFF OF THE HIGH COURT JOHANNESBURG 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.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 JOHANNESBURG NORTH at 51 & 61 Rosettenville Road, Unit B1 Willgemain, Industrial Park, Johannesburg.

Dated at SANDTON, 2023-07-04.

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: BS/SV/MAT16480.

**Case No: 59664/2019**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and NTOMBIFUTHI MNCUBE ID 860126 0575 086, DEFENDANT**

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

**2023-07-28, 11:00, THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R292 184.74 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH on 28th day of JULY 2023 at 11H00 at THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, of the undermentioned

property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3: A Unit consisting of: Section No. 166 as shown and more fully described on Sectional Plan No. SS00500/17 in the scheme known as ORCHARDS VILLAGE in respect of the land and building or buildings situate at ERF 10258 THE ORCHARDS EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY - CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 40 (FORTY) Square Metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST58534/2017. Subject to the conditions therein contained. Better Known as: Unit 166, (Door 166) SS Orchards Village, 557 Daan De Wet Nel Drive, The Orchards Extension 26. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R20 000.00 (Refundable) Eft for immovable property; d) All conditions applicable to registration The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom, Shower and Carport.

Dated at PRETORIA, 2023-06-08.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA2749.

**Case No: 30740/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and MOSES MOLOTSI (Identity Number: 630115 5784 081), First Defendant and MMAESHIBE EMELY MOLOTSI (Identity Number: 630923 0316 084), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-02, 10:00, The Sheriff Soweto East at 5 2ND Avenue cnr Station Road Armadale**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 14 JANUARY 2020 in terms of which the following property will be sold in execution on 02 AUGUST 2023 at 10h00 by The Sheriff Soweto East at 5 2ND Avenue cnr Station Road Armadale to the highest bidder with reserve price of R381 315.96 CERTAIN: ERF 1364 PIMVILLE ZONE 1 TOWNSHIP REGISTRATION DIVISION: I.Q. PROVINCE: GAUTENG MEASURING: 263(TWO HUNDRED AND SIXTY THREE ) SQUARE METRE IN EXTENT HELD BY: DEED OF TRANSFER NO.T13356/2015 ZONED: RESIDENTIAL SITUATED AT: 16 DUBE STREET , PIMVILLE ZONE 1 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: UNIT 20 MARY PLACE NO 12 QUEENS AVENUE BETWEEN EDWARD AND ALEXANDER STREET WINDSOR WEST RANDBURG INVENTORY: LOUNGE,KITCHEN ,BATHROOM ,BEDROOM, WALLING (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff Soweto East at 5 2ND Avenue ,cnr Station Road Armadale The Sheriff Soweto East will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www/info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Soweto East, at 5 2ND Avenue ,cnr Station Road Armadale , during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-05-31.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: M44/318093/Y Johnson.

Case No: 38412/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and MANDLA DOCTOR MADONSELA (IDENTITY NUMBER: 650818 5244 080) FIRST DEFENDANT and KATE NOMSA MAGAGULA (IDENTITY NUMBER: 730814 0393 083), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-08-02, 11:00, by The Sheriff Springs at 99 8th Street, Springs**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 29 OCTOBER 2020 in terms of which the following property will be sold in execution on 02 AUGUST 2023 at 11H00 by The Sheriff Springs at 99 8th Street, Springs to the highest bidder with reserve price of R349 701.00 CERTAIN: ERF 8545 KWA-THEMA TOWNSHIP MEASURING: 258 (TWO HUNDRED AND FIFTY EIGHT ) SQUARE METRES IN EXTENT AS HELD: by the Defendant under Deed of Transfer. T34712/08 SITUATED AT: 15 NTSHENGU STREET KWA-THEMA CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 8545 NTSHENGU STREET, KWA-THEMA, EKURULENI INVENTORY: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOMS, GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the The Sheriff Springs at 99 8th Street Springs. . The Sheriff Springs will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R25,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Springs at 99 8th Street Springs. during normal office hours Monday to Friday . C/O BIELDERMANS 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-06-07.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: M136/318455/Y Johnson.

Case No: 30744/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and SADROS OLLIE MHLONGO (IDENTITY NUMBER: 790523 5406 08 2), First Defendant and FIKILE NOMVULA MAFUYEKA (IDENTITY NUMBER: 811126 0391 08 8), Second Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-08-03, 10:00, The Sheriff Kempton Park at 5 Anemoon Street, Glen Marais Ext 1**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 21st APRIL 2021 in terms of which the following property will be sold in execution on 03RD AUGUST 2023 at 10h00 by The Sheriff Kempton Park at 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder with reserve price of R593 300.00. CERTAIN: ERF 5111 BIRCH ACRES EXTENSION 33 TOWNSHIP MEASURING: 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES AS HELD: by the Defendants under Deed of Transfer. T48068/07 SITUATED AT: 6 MOHLATSWA STREET, BIRCH ACRES EXT 33 , KEMPTON PARK CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 3 BERGSEING STREET, ALLEN GROVE SUBJECT TO THE CONDITIONS THEREIN CONTAINED INVENTORY: 3 BEDROOMS, BATHROOMS, TV/LIVING ROOM, KITCHEN AND GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale,

subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the The Sheriff Kempton Park at 5 Anemoon Street, Glen Maraise Ext 1. The Sheriff Kempton Park will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Kempton Park at 5 Anemoon Street, Glen Maraise Ext 1 during normal office hours Monday to Friday. C/O BIELDERMANS 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-06-08.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: Y Johnson/318358/M124/NM.

**Case No: 791/21**

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTHERN CAPE DIVISION, KIMBERLEY)

**In the matter between: ANGLO AFRICAN FINANCE (PTY) LTD, Plaintiff and SMIT KALAHARI BOERDERY CC, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, SMIT KALAHARI BOERDERY, KANONEILAND**

In execution of a judgment of the High Court of South Africa, Northern Cape Division, Kimberley, above mentioned suit, a sale with a reserve price of R6 200 000.00 will be held by the AD HOC SHERIFF OF THE HIGH COURT KAKAMAS at SMIT KALAHARI BOERDERY, KANONEILAND on FRIDAY the 28TH of 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 AD HOC SHERIFF KAKAMAS during office hours at KERKSTRAAT 63, CALVINIA with contact details being 082 966 7102.

CERTAIN:

1. ERF 35 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 84 441 (EIGHTY FOUR THOUSAND FOUR HUNDRED AND FOURTY-ONE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

2. ERF 84 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 142 705 (ONE HUNDRED AND FOURTY TWO THOUSAND SEVEN HUNDRED AND FIVE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

3. ERF 215 SITUATE IN THE KANONEILAND SETTLEMENT KAI !GARIB LOCAL MUNICIPALITY PROVINCE OF THE NORTHERN CAPE IN EXTENT 5 869 (FIVE THOUSAND EIGHT HUNDRED AND SIXTY NINE) SQUARE METRES SUBJECT TO THE CONDITIONS THEREIN CONTAINED

THE ABOVE 3 (THREE) PROPERTIES ALL HELD UNDER DEED OF TRANSFER NUMBER T4877/2017

ALSO KNOWN AS: SMIT KALAHARI BOERDERY, KANONEILAND

Any improvements on the property are unknown and nothing in this respect is guaranteed.

The property is zoned agricultural.

The sale shall be subject to the terms and conditions

The sale shall be conducted in accordance with the provisions of rule 46 of the Uniform Rules of Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008 (the "CPA"), the Regulations promulgated thereunder, the Financial Intelligence Centre Act, no 38 of 2001 (the "FICA Act") and the "Rules of Auction", where applicable and all other applicable law. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

2. The rules of the auction are deemed to form part of the conditions of sale and the registration conditions.

3. The property shall be sold by the ad hoc sheriff of Kakamas at Smit Kalahari Boerdery, Kanoneiland to the highest bidder with reserve price of R6 200 000.00



4. The sale shall be for rands, and no bid for less than one thousand rands shall be accepted.
5. If any dispute arises about any bid the property may again be put up for auction.
- 6.a. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified.
  - b. If the sheriff suspects that a bidder is unable to pay either the deposit referred to in condition 8 or the balance of the purchase price, the sheriff may refuse to accept the bid of such bidder, or accept it provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the balance of the purchase price.
  - c. On the refusal of a bid under circumstances referred to in paragraph (b), the property may immediately be put up for auction again.
7. a. The purchaser shall, as soon as possible after the sale and immediately on being requested by the sheriff, sign these conditions.
  - b. 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.
8. a. The purchaser shall pay to the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of the sale.
  - b. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within (30) thirty days after the date of sale.
9. a. If the purchaser fails to carry out any obligation due by the purchaser under the 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.
  - b. In the event of the circumstances in paragraph (a) 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.
  - c. If the purchaser is already in possession of the property, the sheriff may, on notice to the 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.
- 10.a. The purchaser shall immediately on demand pay the sheriff's commission.
  - b. The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:
    - i. All amounts due to the municipality servicing the property, in terms 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; and where applicable
    - ii. 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 home owners or other association which renders services to the property.
    - iii. The costs of transfer, including conveyance fees, transfer duty and any other amount necessary for the passing of transfer to the purchaser.
- 11.a. 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 8(b).
  - b. Upon the purchaser taking possession, the property shall be at the risk and profit of the purchaser.
  - c. 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 not occupied.
- 12.a. The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with condition 10, alternatively, transfer shall be passed only after the purchaser has complied with the provisions of conditions 8 and 10 hereof.
  - b. If the transfer is delayed by the purchaser, the purchaser shall be liable for interest at the rate of 11.5% per cent per annum on the purchase price.
- 13.a. 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.
  - b. Should the purchaser fail to comply with the obligations in paragraph (a), the sheriff may effect the necessary insurance, the cost of which insurance shall be for the purchaser's account.
- 14.a. The property is sold as represented by the title deeds and diagram or sectional plan, subject to all servitudes and conditions of establishment, whichever applies to the property.
  - b. The sheriff shall not be liable for any deficiency that may be found to exist in the property.

15. 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.

16. Pursuant to the CPA, as amended, each prospective bidder is required to register for the auction before the auction takes place. Reg 26(2).

17. It is required of each bidder to comply with the FICA Act before the start of the Auction. Reg 26(2).

18. The Auction shall be under the control of the Sheriff for Kakamas or a properly authorized employee of the Sheriff, The Sheriff or his employee may under their discretion regulate the proceedings of the Auction.

19. On registration of the Buyer, he/she confirms that they are familiar with the applicable rules conditions of sale of the Auction.

20. A registration fee is payable, as determined by the Sheriff, which shall be paid back in the case that the prospective Purchaser did not purchase anything on the auction and who complied with the applicable rules and conditions of sale of the Auction.

21. If there is acceptance of the offer and non-compliance with the registration or sales conditions, the prospective Purchaser's registration fees will be held back to cover wasted time and costs.

22. if no bid is granted to a prospective buyer, his registration fees will be refunded.

23. The Sheriff or his authorized representative/employee may at any stage of the auction, withdraw any item, before the fall of the hammer, without there being any need to deliver a notice in respect thereof. Reg 19(3)(A)

24. The highest bidder shall be the Purchaser of the various items at the auction. Reg 28(6)

25. No person may interfere, intimidate or harass other registered buyers. Any person found guilty of the above may be asked by the sheriff to leave the auction or reported by the Purchaser to the SAPS of any of the above complaints.

26. If the sheriff makes an error during the auction, such an error shall not be binding on any parties and shall be rectified at the Sheriff's discretion.

27. All sales are "voetstoots". The prospective Purchaser is deemed to have pre-inspected the goods. The sheriff makes no guarantees on goods sold at the auction and no guarantees as to the condition of any goods.

28. All prices at the auction are tax free for the only reason that he Sheriff is not VAT registered.

29. No goods shall be removed unless the goods have been paid for after the auction.

30. Payments shall be made by means of cash or proof of an electronic funds transfer directly after the auction.

31. Right of access to the auction remains reserved. Reg 28(3) and Reg 28(5).

Dated at STELLENBOSCH, WESTERN CAPE, 2023-07-04.

Attorneys for Plaintiff(s): HATSTONE LAWYERS INCORPORATED, SUITE 3, FLOOR 1, 43 PLEIN STREET, STELLENBOSCH, WESTERN CAPE. Telephone: 021-880 9391. Attorney Ref: ANGL-11-012.

Case No: 600/2020

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and KGALALELO GLORIA LESETEDI (IDENTITY NUMBER: 590202 1464 08 8), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, Sheriff Mahikeng at 24 James Watt Crescent, Ind. Sites, Mahikeng**

In pursuance of a judgment and warrant granted on 27 August 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 3 August 2023 at 10:00 by the Sheriff of the High Court, Sheriff Mahikeng at 24 James Watt Crescent, Ind. Sites, Mahikeng to the highest bidder:- CERTAIN: PORTION 76 OF ERF 9631 MAFIKENG EXTENSION 39, SITUATED: 9631 PORTION 76, MORENA MANOR, MMABATHO, 2735, REGISTRATION DIVISION: J.O., THE PROVINCE OF NORTH WEST, MAGISTERIAL DISTRICT: MAFIKENG, MEASURING: 367 (THREE HUNDRED AND SIXTY-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 consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: 3 X BEDROOMS, 1 X BATHROOM, 1 X SEPARATE TOILET, OPEN PLAN KITCHEN, 1 X LOUNGE, 1 X SINGLE GARAGE UNDER TILED ROOF, PROPERTY FULLY WALLED. (The afore going inventory is borne out by an Improvement Report



in respect of the property dated 12 August 2022 and prepared by the Deputy Sheriff Mahikeng. The Deputy Sheriff gained access to the property when the inventory was compiled). HELD by the DEFENDANT, KGALALELO GLORIA LESETEDI (IDENTITY NUMBER: 590202 1464 08 8) under her name under Deed of Transfer No. T2566/2013. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001. TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB001739, 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 2022-11-10.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. C/O Smit Stanton Inc. 29 Warren Street, Mahikeng. Tel: 018 381 0180/1/2, Fax: 086 274 6253. Telephone: (012) 817 4727. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001739.

**Case No: 48588/2021**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. (Registration No. 2001/009766/07), Execution Creditor/Plaintiff and BONGUMUSA PROTUS JULA (Identity No. 780125 5290 08 6), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-20, 14:00, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD MEYERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 06 th day of SEPTEMBER 2022 in terms of which the following property will be sold in execution on the 20 th day of JULY 2023 at 14h00 by the SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD MEYERTON to the highest bidder with a reserve of R450 000.00 PORTION 10 OF ERF 203 KLIPRIVER TOWNSHIP REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, IN EXTENT 927 (Nine Hundred and Twenty- Seven) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T33679/2019 SITUATED AT: 4 JOHANNA VAN DER MERWE AVENUE, KLIPRIVER, RANDVAAL. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINNING, KITCHEN, LAUNDRY, PANTRY, 3 BEDROOMS, BATHROOM, W.C (SEPARATE) OUTBUILDING: GARAGE, 3 CARPORTS, W.C (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 Page 3 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 MEYERTON. The office of the Sheriff for SHERIFF MEYERTON 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. E) The Execution Creditor shall be entitled bid at the auction. 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 MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON

Dated at SANDTON, 2023-05-31.

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/SAHL/0699.

Case No: 2019/30340

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 09:30, the sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 23 SEPTEMBER 2020, a sale will be held at the office of the sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 28 JULY 2023 at 09H30 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve price set at R200,000.00. ERF 16060 VOSLOORUS EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 349 (THREE HUNDRED AND FORTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO: T21119/2017 SITUATED AT: 16060 IMVEMVU STREET, VOSLOORUS EXT. 16. (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff 182 LEEUWPOORT STREET, BOKSBURG. The office of the Sheriff - BOKSBURG will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R30,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR5778/S907/N. Erasmus/CO.

Case No: 2020/19240

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 25 AUGUST 2022, a sale will be held at the office of the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA on 28 JULY 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA, subject to a reserve price set at R1,000,000.00. ERF 320 WAGTERSKOP EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1218 (ONE THOUSAND TWO HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T30368/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF MOUNTAIN VIEW ESTATE HOME OWNERS ASSOCIATION (NPC) REGISTRATION NUMBER 2009/004746/08 Situated at: 320 Wildeperske Street, Mountain View Estate, Wagterskop Ext 2, Westonaria Magisterial Court District (Westonaria) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 SERVANTS ROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price

immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 50 EDWARDS AVENUE, WESTONARIA. The office of the Sheriff - WESTONARIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 by EFT or Bank Guarantee only d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR5807/B908/N. Erasmus/CO.

**Case No: 2021/7118**

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

**In the matter between: ABSA BANK LIMITED Plaintiff and OFEI-NKANSAN, NANA Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, 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 above Honourable Court in the above action, dated 1 JUNE 2022, a sale will be held at the office of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 27 JULY 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, subject to a reserve price set at R734,858.73. PORTION 1 OF ERF 314 FERNDAL TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 2054 (TWO THOUSAND AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T011270/2006. Situated At: 1 Dove Street, Ferndale, Randburg Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 2 BATHROOMS, 1 SEPARATE TOILET, DOUBLE GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. The office of the SHERIFF RANDBURG SOUTH WEST will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6759/O149/N. Erasmus/CO.

Case No: 2021/2496

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 10:00, SHERIFF JOHANNESBURG NORTH at UNIT B1, 51/61 ROSETTENVILLE ROAD,  
VILLAGE MAIN, INSTRUSTRIAL PARK, JOHANNESBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 1 JUNE 2022, a sale will be held at the office of the SHERIFF JOHANNESBURG NORTH at UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, INSTRUSTRIAL PARK, JOHANNESBURG on 27 JULY 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF JOHANNESBURG NORTH at UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, INSTRUSTRIAL PARK, JOHANNESBURG, subject to a reserve price set at R640,000.00. ERF 817 GREYMTOWN TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2092/2016 Situated at: 11 8th Street, Greytown, Johannesburg Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET, GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, INSTRUSTRIAL PARK, JOHANNESBURG. The office of 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.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - JOHANNESBURG NORTH at UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, INSTRUSTRIAL PARK, JOHANNESBURG.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6511/M1064/N. Erasmus/CO.

Case No: 2020/3903

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD, First Plaintiff and  
ABSA BANK LIMITED, Second Plaintiff and LUCKYNTON ZULU AND ASSOCIATES CC, First Defendant and  
ZULU, LUCKYNTON, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-24, 10:00, sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 5 SEPTEMBER 2022, a sale will be held at the office of the sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on 24 JULY 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON, subject to a reserve price set at R348,556.16. A Unit consisting of - (a) Section No. 198 as shown and more fully described on Sectional Plan No. SS26/2016, in the scheme known as ASHANTI VILLAS in respect of the land and building or buildings situate at KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 65 (Sixty Five) 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: ST27360/2016. Situated At: Unit 198, Ashanti Villas, 8 Snyman Road, Klippoortje A.L., Germiston. Magisterial Court District (Germiston) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS)



The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 4 ANGUS STREET, GERMISTON. The office of the Sheriff - GERMISTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R20,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR5879/L451/N. Erasmus/CO.

**Case No: 41037/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and BONNI DLOZI, Id No: 660401 5449 088, 1st Execution Debtor/Defendant and PATIENCE NGWENYA, Id No: 711115 0908 083, 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, ACTING SHERIFF RANDBURG SOUTHWEST at UNIT 7, 1ST FLOOR, BURNSIDEISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 18th of MAY 2020 in terms of which the following property will be sold in execution on the 27th day of JULY 2023 at 11:00 by ACTING SHERIFF RANDBURG SOUTHWEST at UNIT 7, 1ST FLOOR, BURNSIDEISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL to the highest bidder with reserve of R400 000.00: A Unit consisting of: (a) SECTION NO. 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS187/1983, IN THE SCHEME KNOWN AS WINDSOR LODGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 121 (ONE HUNDRED AND TWENTY ONE) SQUARE METRES IN EXTENT; and (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN; HELD BY DEED OF TRANSFER NUMBER ST104380/07; SITUATED AT: SECTION NO. 2 (DOOR NO. 2) WINDSOR LODGE, VISCOUNT AVENUE, WINDSOR ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 1X LOUNGE, 1XDINING ROOM, 1X TV ROOM, 1XKITCHEN, 2XBEDROOMS, 1XBATHROOM, 1XGUEST TOILET, 1XCARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office at UNIT 7, 1ST FLOOR, BURNSIDEISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL. The offices of the Acting Sheriff for RANDBURG SOUTHWEST 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 by EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject

to the Conditions of Sale which may be inspected at the offices of THE SHERIFF RANDBURG SOUTHWEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL

Dated at SANDTON, 2023-06-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/S1663/7370.

**Case No: 31542/2021**

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

**In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No. 2013/222429/07),  
Applicant/Plaintiff and GABELA: FORTUNATE THANDEKA (ID: 890623 0519 084), Respondent/Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-21, 10:00, SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 26TH day of JANUARY 2023 in terms of which the following property will be sold in execution on the 21st day of JULY 2023 at 10:00 by SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT. a) SECTION NO. 58 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS46/1999, IN THE SCHEME KNOWN AS RAINBOW VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GROBLER PARK EXTENSION 59 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 49 (FORTY NINE) SQUARE METRES IN EXTENT; and 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 ST36471/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the property") SITUATED AT: ERF 673, EXTENSION 57 RAINBOW VILLAS, 376 SWARTPLEK STREET, GROBLER PARK, ROODEPOORT ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LIVING/TV ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, CARPORT, LAPA, BOREHOLE. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office ROODEPOORT. The offices of the Sheriff for ROODEPOORT will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at SANDTON, 2023-06-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/HOU82/0318.

**Case No: 31542/2021**

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

**In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No. 2013/222429/07),  
Applicant/Plaintiff and GABELA: FORTUNATE THANDEKA (ID: 890623 0519 084), Respondent/Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-21, 10:00, SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 26TH day of JANUARY 2023 in terms of which the following property will be sold in execution on the 21st day of



JULY 2023 at 10:00 by SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT. a) SECTION NO. 58 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS46/1999, IN THE SCHEME KNOWN AS RAINBOW VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT GROBLER PARK EXTENSION 59 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 49 (FORTY NINE) SQUARE METRES IN EXTENT; and 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 ST36471/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the property") SITUATED AT: ERF 673, EXTENSION 57 RAINBOW VILLAS, 376 SWARTPLEK STREET, GROBLER PARK, ROODEPOORT ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LIVING/TV ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, CARPORT, LAPA, BOREHOLE. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office ROODEPOORT. The offices of the Sheriff for ROODEPOORT will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at SANDTON, 2023-06-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/HOU82/0318.

**Case No: 11585/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06),  
PLAINTIFF and MARTINUS PETRUS JAKOBUS PRINSLOO (ID NO: 710113 5041 084), DEFENDANT**

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

**2023-07-25, 10:00, Sheriff Krugersdorp Corner Human & Kruger Street, Old Absa Building, Ground Floor,  
Krugersdorp Central**

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 05 SEPTEMBER 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 Krugersdorp at their offices situated at Corner Human & Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central on 25 July 2023 at 10H00, which is more fully described as: ERF 2129 RANGEVIEW EXTENSION 4 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 1050 (ONE THOUSAND AND FIFTY) SQUARE METERS HELD BY DEED OF TRANSFER NO. T31529/1996 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (STREET ADDRESS: 18 CARE ASH STREET, RANGEVIEW EXT 4, KRUGERSDORP) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: 5x Bedrooms 4x Bathrooms 1x Lounge 2x Dining Rooms 2x Living Rooms 1x Kitchen 3x Study Rooms 3x Garages 2x Store Rooms 3x Carports 1x Laundry Lapa Pantry Shed Swimming Pool 1x Outbuilding Tile Roof Pavement 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Mogale City. 2. A reserve price for the sale in execution of the immovable property is set at R1 617 500.00 (One Million Six Hundred and Seventeen Thousand, Five Hundred Rand). 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be

taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office Krugersdorp Corner Human & Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf) C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-06-02.

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: EB FARO-ADAMS/EF0068.

**Case No: 5138/2019**

**Docex: DOCEX 20**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and PAUL DIMITRI GEBERT, 1st  
DEFENDANT and ZAHEERA GEBERT, 2nd DEFENDANT**

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

**2023-08-04, 12:00, SHERIFF for the High Court THEUNISSEN at THE MAGISTRATE'S COURT, 16 CHURCH  
STREET, DEWETSDORP**

In pursuance of a judgment granted by the Free State High Court, Bloemfontein, Republic of South Africa on 20 May 2020 and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution by way of an auction on FRIDAY, 4 AUGUST 2023 at 12:00 by the SHERIFF for the High Court THEUNISSEN at THE MAGISTRATE'S COURT, 16 CHURCH STREET, DEWETSDORP, to the highest bidder namely: DESCRIPTION: CERTAIN: ERF 325 DEWETSDORP, DISTRICT DEWETSDORP, PROVINCE FREE STATE, better known as 10 McLEOD STREET, DEWETSDORP, and registered in the names of PAUL DIMITRI GEBERT and ZAHEERA GEBERT and zoned for residential purposes; MEASURING: 694 (SIX HUNDRED AND NINETY-FOUR) m<sup>2</sup> HELD BY VIRTUE OF: DEED OF TRANSFER T14463/2004 SUBJECT TO certain conditions and servitudes; The improvements on the property in respect of which nothing is guaranteed consist of: A MAIN BUILDING: Comprising of a plastered brick structure house with an iron roof, 3 bedrooms, bathroom with shower & toilet, WC, kitchen, sitting room with small lounge, inner floor finishing - tile/concrete, out garage, storeroom. TERMS: The purchaser shall pay 10% of the purchase price, to the Sheriff immediately after the sale, the balance to be secured by a Bank or Building Society guarantee within 14 (FOURTEEN) days after the sale. The sale shall be subject to the provisions of the High Court Act and -Rules. The full and complete conditions of sale will be read out by the Sheriff shortly before the sale and is available for perusal at the office of the Sheriff or at the Plaintiff's attorneys and can be viewed during office hours. TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained in the above court; 2. Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF THEUNISSEN, 44 ANDRIES PRETORIUS STREET, THEUNISSEN; 3. Registration as a buyer, subject to certain conditions required i.e: 3.1 directions of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 Fica-legislation with regard to identity & address particulars; 3.3 Payment of registration money; 3.4 Registration conditions; 3.5 Registration amount is R5 000.00. 4. The office of the SHERIFF THEUNISSEN will conduct the sale with auctioneer MOLIFI AARON MATSOSO; 5. Advertising costs at current publication tariffs & sale costs according to Court Rules will apply.

Dated at BLOEMFONTEIN, 2023-06-08.

Attorneys for Plaintiff(s): A PRINSLOO ATTORNEY FOR PLAINTIFF (An attorney who has the right to appear in the High Court of South Africa, the Supreme Court of Appeal and the Constitutional Court, in terms of Section 114 (5) of the Legal Practice Act, No. 28 of 2014), HONEY ATTORNEYS - 1ST FLOOR, HONEY CHAMBERS, NORTHRIDGE MALL, KENNETH KAUNDA ROAD, P. O. BOX 29 BLOEMFONTEIN. Telephone: 051 403 6600. Fax: 086 572 3034. Attorney Ref: A PRINSLOO/fk/I30905) - MAIL: [francina@honeyinc.co.za](mailto:francina@honeyinc.co.za).

**Case No: 41210/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06),  
PLAINTIFF and TAVHANYANI MALIGANA (ID NO: 770505 5924 085), 1ST DEFENDANT and AGNES  
PHINDILE MALIGANA (ID NO: 840326 1132 086), 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, Sheriff Pretoria North East at their offices situated at 102 Parker Street, Riviera, Pretoria**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 25 JULY 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 Pretoria North East at their offices situated at 102 Parker Street, Riviera, Pretoria on 27 July 2023 at 11H00, which is more fully described as: PORTION 22 (A PORTION OF PORTION 5) OF ERF 128, EAST LYNNE TOWNSHIP REGISTRATION DIVISION JR., PROVINCE OF GAUTENG MEASURING 483 (FOUR HUNDRED AND EIGHTY THREE) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T 73780/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (STREET ADDRESS: 16 HANS DONS AVENUE, EAST LYNNE PRETORIA); Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining Room 3x Bedrooms 1x Kitchen 2x Bathrooms 2x Toilets OUTBUILDING: 1x Carport Roof - tiles Walls - Brick Palisade 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Tshwane Central. 2. A reserve price for the sale in execution of the immovable property is set at R761 621.27. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf).

Dated at PRETORIA, 2023-05-29.

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/PR4505.

**Case No: 25382/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and THUSLIMA NOOR MOHAMED (Id No: 710611 0461 082), Execution Debtor/Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 10:00, SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1,  
VILLAGE MAIN INDUSTRIAL PARK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 7th DECEMBER 2020 in terms of which the following property will be sold in execution on 27 JULY 2023 at 10h00 by the SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK to the highest bidder with reserve of R2 500 000.00: ERF 118 MELROSE NORTH EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 2200 (TWO THOUSAND TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T69257/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS SITUATED AT: 33 KERNICK AVENUE, MELROSE NORTH EXTENSION 2 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, DINING ROOM, SCULLERY, LAUNDRY, FAMILY ROOM, STUDY, 4XBEDROOMS, 2XBATHROOMS, 2XGARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office JOHANNESBURG NORTH. The offices of the Sheriff for JOHANNESBURG NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of

2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK.

Dated at SANDTON, 2023-06-06.

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: am/S1663/8435.

**Case No: 25382/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and THUSLIMA NOOR MOHAMED (Id No: 710611 0461 082), Execution Debtor/Defendant**

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

**2023-07-27, 10:00, SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1,  
VILLAGE MAIN INDUSTRIAL PARK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 7th DECEMBER 2020 in terms of which the following property will be sold in execution on 27 JULY 2023 at 10h00 by the SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK to the highest bidder with reserve of R2 500 000.00: ERF 118 MELROSE NORTH EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 2200 (TWO THOUSAND TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T69257/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS SITUATED AT: 33 KERNICK AVENUE, MELROSE NORTH EXTENSION 2 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, DINING ROOM, SCULLERY, LAUNDRY, FAMILY ROOM, STUDY, 4XBEDROOMS, 2XBATHROOMS, 2XGARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office JOHANNESBURG NORTH. The offices of the Sheriff for JOHANNESBURG NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK.

Dated at SANDTON, 2023-06-06.

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: am/S1663/8435.



Case No: 31591/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and NHLANHLA LARRY SIMON NJAPHA (ID NO: 690218 5556 08 2), 1ST DEFENDANT and JOYCE NOMPUMELELO NJAPHA (ID NO: 711111 0494 08 3), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, Sheriff Vanderbijlpark at their offices situated at P & L Building, Corner Frikkie Meyer & Kelvin Boulevards Vanderbijlpark CW2**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an order of Court granted on 07 JUNE 2022 in terms of which the Defendants' 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 Vanderbijlpark at their offices situated at P & L Building, Corner Frikkie Meyer & Kelvin Boulevards Vanderbijlpark CW2 on 28 July 2023 at 10h00, which is more fully described as: PORTION 423 OF ERF 410 VANDERBIJLPARK CENTRAL EAST 4 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG IN EXTENT: 171 (ONE HUNDRED AND SEVENTY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T80113/2008 SUBJECT TO THE CONDITIONS CONTAINED THEREIN (STREET ADDRESS: 423 DONGES STREET, VANDERBIJLPARK CENTRAL EAST 4 VANDERBIJLPARK) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: Freestanding storey 1x Dining room 1x Lounge 1x Kitchen 2x Bedrooms 1x Bathroom and Toilet Type Site Improvements: Walls: Brick Roof: Tiles 1. The property is the immovable property of the Defendants which is located in Magisterial District of Emfuleni. 2. A reserve price for the sale in execution of the immovable property is set at R95 000. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected 24 hours before the auction at the Sheriff's Office, Sheriff Vanderbijlpark situated at P & L Building, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark CW2. 9. The office for the Sheriff for VANDERBIJLPARK will conduct the sale with auctioneer Mr P Ora. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf). C/O TIM DU TOIT & CO INC. 33 THE VALLEY ROAD CNR. JAN SMUTS AVENUE WESTCLIFF, JOHANNESBURG TEL: (011) 274-9800 FAX: (011) 646-6443

Dated at PRETORIA, 2023-06-08.

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: EB FARO-ADAMS/PN5874.

Case No: 68935/2016

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and LANCE LLOYD DELL (ID NO: 660221 5027 08 4), 1ST DEFENDANT and LINDSEY IDA DELL (ID NO: 640821 0021 08 4), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 10:00, Sheriff Pretoria South West at Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order in terms of Rule 31 (2)(a) and Rule 46(1)(a)(ii) granted on 23 February 2017 and an order in terms of Rule 46A granted on 29 October 2019 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Pretoria South West at their offices situated at Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria on 27 JULY 2023 at 10H00, which is more fully described as: PORTION 47 OF THE FARM RIVERSIDE

ESTATE 497 REGISTRATION DIVISION J.Q THE PROVINCE OF GAUTENG MEASURING 23,0749 ( TWENTY THREE COMMA ZERO SEVEN FOUR NINE) HECTARES HELD BY DEED OF TRANSFER NO. T 109674/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (ALSO KNOWN AS: PLOT 47 WINDSOME VALLEY ROAD, RIVERSIDE ESTATE, PRETORIA). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 1x Kitchen 1x Pantry 1x Scullery 1x Laundry 1x Family Room 4x Bedrooms 2x Bathrooms 1x Patio OUTBUILDING: 2x Garages 1x Shed 1x Coup/Stable STAFF ROOM: 2x Bedrooms 1x Bathroom 1x Other STAFF LODGINGS: 3x Bedrooms 1x Bathroom 1x Kitchen 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Ekurhuleni East. 2. A reserve price for the sale in execution of the immovable property is set at R2 484 048.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Pretoria South West, Azania Building corner of Iscor Avenue & Iron Terrace, West Park Pretoria, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf)

Dated at PRETORIA, 2023-05-29.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/PR3264.

**Case No: 38797/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg nr: 1962/000738/06),  
Plaintiff and MACHIBANE EMILY RAPOLAI (Identity Number: 780207 0567 08 8), Defendant**

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

**2023-07-27, 11:00, SHERIFF PRETORIA NORTH EAST, 102 Parker Street, Riviera, Pretoria**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an order of Court granted on 2 December 2021 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 PRETORIA NORTH EAST at their offices situated at 102 Parker Street, Riviera, Pretoria on 27 JULY 2023 at 11h00, which is more fully described as: ERF 6567 NELLMAPIUS EXTENSION 12 TOWNSHIP REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG MEASURING 385 (THREE HUNDRED AND EIGHTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T13331/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 6567 DICHELA STREET, NELLMAPIUS EXTENSION 12, PRETORIA). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 4 Bedrooms 1x Kitchen 2x Bathrooms 2x Toilets TYPE SITE IMPROVEMENTS: Brick walls Prefab Palisade Walls 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Tshwane Central. 2. A reserve price for the sale in execution of the immovable property is set at R530 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf)

Dated at PRETORIA, 2023-06-02.



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/PR4210.

**Case No: 17015/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and MARCO RICARDO COLLINS (ID NO. 720522 5138 08 8), First Execution Debtor and NATASHA COLLINS (ID NO. 720221 0303 08 2), Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-24, 12:00, PREMISES: CNR. NO.7 WATERCRESS LANE AND 3 FLIGHT ROAD, ZEEKOEVLIE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale subject to a reserve price of R900,000.00 will be held on MONDAY, 24 JULY 2023 at 12h00 at the PREMISES: CNR. NO.7 WATERCRESS LANE AND 3 FLIGHT ROAD, ZEEKOEVLIE. The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, WYNBERG SOUTH. ERF 811 ZEEKOEVLIE, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 1041 (ONE THOUSAND AND FORTY-ONE) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T120120/2003; SITUATE AT CORNER OF 7 WATERCRESS LANE AND 3 FLIGHT ROAD ZEEKOEVLIE; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- BRICK DWELLING UNDER TILED ROOF COMPRISING OF 3 X BEDROOMS, MAIN-EN SUITE, OPEN- PLAN LIVING/ KITCHEN, A FAMILY BATHROOM, SWIMMING POOL, ENTERTAINMENT AREA AND GARAGE A SEPARATE ENTRANCE UNDER ZINC ROOF COMPRISING OF 2 X BEDROOMS, OPEN- PLAN LIVING ROOM/ KITCHEN AND BATHROOM/ 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., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA801/0657.

**Case No: 2021/12218**

**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 DIALE: MPHIO MAGDALINE (ID NO. 800321 0354 08 6), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-26, 9:00, NO. 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R265 287.03 will be held at the offices of the Sheriff SOWETO EAST at NO. 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) at 9:00 on 26 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 13820 DIEPKLOOF TOWNSHIP, THE REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 254 (TWO HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER TL38833/2015. SITUATE AT 1182 HLOPEKULU STREET, DIEPKLOOF ZONE 1 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms and 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 SOWETO EAST. The office of the Sheriff BO KHUMALO / KE MESO 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 office of the Sheriff for LENASIA at NO. 5 2ND AVENUE CNR STATION ROAD ARMADALE.

Dated at GERMISTON, 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: 111737 / D GELDENHUYS / LM.

**Case No: 2020/37001**

**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 MTHIMUNYE: PATRICIA (ID NO. 690122 0361 08 6), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-25, 10:00, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R250 000.00 will be held at the offices of the Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, ROOSEVELDT PARK at 10:00 on 25 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. SECTION NO. 187 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS337/1995 IN THE SCHEME KNOWN AS ALAN MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ALAN MANOR TOWNSHIP, CITY OF JOHANNESBURG OF WHICH THE AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 59 (FIFTY NINE) 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 ST55088/2006 AN EXCLUSIVE USE AREA DESCRIBED AS PARKING NO. P183 MEASURING 13 (THIRTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS ALAN MANOR MEWS IN RESPECT OF THE LAND AND BUILDING SITUATE AT ALAN MANOR TOWNSHIP, CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS337/195, HELD UNDER NOTARIAL DEED OF CESSION NO. SK3471/2006. SITUATED AT: DOOR 215 ALAN MANOR MEWS, SECTION 187, 5 CONSTANTIA STREET, ALAN MANOR also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, 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 Johannesburg West. The office of the Sheriff I Adimoolum 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 JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at BEDFORDVIEW, 2023-05-19.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 108563 /D GELDENHUYS / LM.

**Case No: 61350/2021**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and OFENTSE JOHANNES MASILO, IDENTITY NUMBER: 840404 5846 08 2, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-07-31, 09:00, 62 LUDORF STREET, BRITS**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 61350/2021 dated the 1 December 2022 and writ of attachment be sold to the highest bidder with a reserve of R2 500 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, BRITS AT 62 LUDORF STREET, BRITS ON 31 JULY 2023 AT 09:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, BRITS AT 62 LUDORF STREET, BRITS 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 53 Kosmos Ridge Township, Registration Division J.Q., Province of North West, Measuring 814 (Eight Hundred and Fourteen) Square Metres, held by Deed of Transfer no. T13221/2021, Subject to all the conditions therein contained and more especially subject to the conditions imposed in favour of Kosmos Ridge Home Owners Association NPC registration number 1999/024497/07 also known as: 53 Black Eagle, Kosmos Ridge, Hartbeespoort Improvements: 4 Bedrooms, Lounge, Dining room, Kitchen, Pantry, 3 Bathrooms, 3 Showers, 4 Toilets

Dated at PRETORIA, 2023-06-20.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTH/IDB/GT13225.

**Case No: 2020/35414**

**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 BUTTON: THOMAS PETER (ID NO.630913 5007 08 5 ) DEFENDANT, Defendant**

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

**2023-07-28, 9:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder without a reserve price will be held at the offices of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG at 9:30 on 28 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: SECTION 8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS31/2009, IN THE SCHEME KNOWN AS EVELEIGH ESTATE IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT EVELEIGH EXTENSION 38 TOWN TOWNSHIP, LOCAL AUTHORITY: LOCAL AUTHORITY EKURHULENI METROPOLITAN

MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 71 (SEVENTY ONE) SQUARE METRES AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST31/2009. SITUATE AT: UNIT 8 EVELEIGH ESTATE, EDGAR ROAD, and EVELEIGH EXTENSION 38 BOKSBURG with chosen domicilium citandi et executandi being 7 TURTON STREET, BOKSBURG WEST. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: Flat: 2 bedrooms, kitchen, bathroom and carport. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Boksburg. The Office of the Sheriff VP Maluleke or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- eft no cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff BOKSBURG, 182 Leeuwpoot Street, Boksburg.

Dated at GERMISTON, 2023-05-09.

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: 110582/D GELDENHUYS / LM.

**Case No: 46142/2017**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and ANWER ZAIN PARKER (IDENTITY NUMBER: 711005 5101 083), First Defendant and KHALTOEM PARKER (IDENTITY NUMBER: 700220 0059 086), Second Defendant**

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

**2023-08-01, 10:00, The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 20 AUGUST 2021 in terms of which the following property will be sold in execution on 01 AUGUST 2023 at 10h00 by The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park to the highest bidder with reserve price of R166 712.20 CERTAIN: ERF 2051 NEWLANDS JOHANNESBURG TOWNSHIP MEASURING: 495 (FOUR HUNDRED NINETY FIVE ) SQUARE METRES IN EXTENT REGISTRATION DIVISION: I.Q. PROVINCE: Gauteng AS HELD: by the Defendant under Deed of Transfer. T.28067/2010 SITUATED AT: 75 ANZAC ROAD NEWLANDS TOWNSHIP CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 75 ANZAC ROAD NEWLANDS TOWNSHIP INVENTORY: 3 BEDROOMS,1 KITCHEN,1 LOUNGE,1 BATHROOM,1 GARAGE,1 CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park. The Sheriff Johannesburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R25,000.00 (refundable) one (1) day prior to the date



of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-06-05.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: P10/318064/Y Johnson.

**Case No: 53480/2021**

**Docex: DX 2**

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**

**NOTICE OF SALE IN EXECUTION**

**2023-07-26, 10:00, Sheriff RANDFONTEIN, AT 19 POLLOCK STREET RANDFONTEIN**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 6 JUNE 2022 and respectively in terms of which the following property will be sold in execution WITH A RESERVE PRICE OF R907 166.65 on 26 JULY 2023 at 10:00 by the Sheriff RANDFONTEIN, AT 19 POLLOCK STREET RANDFONTEIN. CERTAIN ERF 2057 GREENHILLS EXT 5 TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 1450 (ONE THOUSAND FOUR HUNDRED AND FIFTY) SQUARE METRES HELD UNDER DEED OF TRANSFER NO T31187/2015 SITUATE AT 12 HACKNEY CRESCENT, GREENHILLS EXT 5 TOWNSHIP ZONE: RESIDENTIAL The following information is furnished but not guaranteed -, AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WC, DRESSING ROOM, A DOUBLE GARAGE, 5 CARPORTS, A SERVANTS ROOM, OUTSIDE BATHROOM, WC AND AN ENTERTAINMENT ROOM 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, RANDFONTEIN, The office of the Sheriff for RANDFONTEIN will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules apply Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2000 (URL <http://www.info.gov.za/view/DownloadFile> B) FICA - legislation i.r.o proof of identity and address particulars C) Payment of a Registration Fee of R50 000.00 in cash D) Registration conditions NB 1. In terms of Rule 46: 1(8)a(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale 2. (8)(d) any interest party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale Aforesaid sale shall be subject to the Conditions of sale which may be inspected at the office of the Sheriff of the High Court, RANDFONTEIN AT 19 POLLOCK STREET, RANDFONTEIN

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT11085.

Case No: 47402/2020

Docex: DX 2

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 NTSULUMBANA: NYAMEKO HERMINUS (Identity number: 65111 5743 080), 1<sup>st</sup> Judgment Debtor and NTSULUMBANA: ZUKISWA (Identity number: 721105 0804 083), 2<sup>nd</sup> Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 11:00, the Sheriff, RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit with a reserve price of R1 635 000.00 will be held at the office of the Sheriff, RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, on 27 JULY 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 SHERIFF RANDBURG SOUTH WEST, at 1st FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: 6 HAVEN AVENUE, ROBINDALE, RANDBURG A DOUBLE STORY DWELLING COMPRISING OF: AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, 4 BEDROOMS, 1 BATHROOM, 1 SHOWER, 2 WC, A DOUBLE CARPORT, 1 SERVANTS ROOM AN OUTSIDE WC, A BAR AREA AND AN OPEN PATIO (Improvements / Inventory - No Guaranteed) CERTAIN: ERF 409 ROBINDALE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 2149 (TWO THOUSAND ONE HUNDRED AND FORTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER NO T17785/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. . 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 Sheriff RANDBURG SOUTH WEST AT 44 SILVER PINGE AVENUE, MORET, RANDBURG 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 in cash or eft. 5. The auctioneer will be the Sheriff Randburg South West.

Dated at RANDBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT2319.

Case No: 979/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION, POLOKWANE)

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and KENNY ROBERT HLONGWANI (ID: 701117 5453 08 3), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, Sheriff Louis Trichardt at 21 Flamboyant Street, Newtown Louis Trichardt**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(ii) & Rule 46A order granted on 22 March 2022 the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result, thereof, the undermentioned property will be put up for auction by the Sheriff Louis Trichardt at 21 Flamboyant Street, Newtown Louis Trichardt on 27 July 2023 at 11h00, which is more fully described as: ? CERTAIN: ERF 1842 SITUATED IN THE TOWNSHIP WATERVAL-A REGISTRATION DIVISION L.T. LIMPOPO PROVINCE MEASURING 546 (FIVE HUNDRED AND FORTY-SEVEN) square metres HELD By Deed of Grant TG27401/1997GZ By Deed of Grant TG11862/2004 THE PROPERTY IS ZONED AS: RESIDENTIAL and situated at Erf 1842 situated in the township Waterval-A Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building 2x bedrooms 1x kitchen 1x lounge 1x bathroom & toilet The



immovable property registered in the name of the Defendant is situated in the Magisterial District of Makhado The amount due to the Makhado Local Municipality estimated as at 17 March 2023 amount to R34 957.42. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price at R170 000.00 (One Hundred and Seventy Thousand Rand) 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) Inspect Conditions at Sheriff Louis Trichardt during office hours at 21 Flamboyant Street, Newtown Louis Trichardt.

Dated at PRETORIA.

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: PR3829/ak/mm/MW Letsoalo.

**Case No: 29467/2021**

**Docex; DX 2**

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 MALAZA: MBONGENI MACDONALD (Identity number: 930222 5535 088), Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-07-28, 10:00, Acting Sheriff VANDERBIJLPARK 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 in the above Honourable Court on 26 OCTOBER 2021 and respectively in terms of which the following property will be sold in execution with a reserve price of R186 673.91 on 28 JULY 2023 at 10:00 by the Acting Sheriff VANDERBIJLPARK at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark . CERTAIN : PORTION 25 ERF 14572 EVATON WEST TOWNSHIP REGISTRATION DIVISION I.Q PROVINCE OF GAUTENG MEASURING 254 (TWO HUNDRED AND FIFTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO T95224/2018, SUBJECT to the conditions therein contained. Situate at 25/14572 VIRGINIA STREET, EVATON WEST ZONE: RESIDENTIAL The following information is furnished but not guaranteed The following information is furnished but not guaranteed - A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, AND A WC 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 Sheriff VANDERBIJLPARK at GROUND FLOOR, P AND L BUILDING, CNR FRIKKIE MEYER AND KELVIN BOULEVARD, VANDERBIJLPARK 4 . Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R10 000.00 in cash . 5. The auctioneer will be P O R A.

Dated at RANDBURG, 2023-05-06.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT6455 .

**Case No: 1567/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor and MOSES TSHEPO SEBEELA, Identity Number: 660614 5626 089, First Execution Debtor and MILLICENT DIMAKATSO SURPRISE SEBEELA, Identity Number: 670711 0533 084, Second Execution Debtor**

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

**2023-07-26, 11:00, SHERIFF WELKOM, 366 Stateway, Doorn, Welkom**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08 DECEMBER 2022 in terms of which the following property will be sold in execution on 26 JULY 2023 at 11H00 by the SHERIFF WELKOM, 366 Stateway, Doorn, Welkom, with a reserve price of R590 000.00. CERTAIN: ERF 1396 WELKOM, EXTENSION 2 DISTRICT: WELKOM, PROVINCE FREE STATE IN EXTENT: 1 206 (ONE THOUSAND TWO HUNDRED AND SIX) SQUARE METERS AS HELD BY: DEED OF TRANSFER NUMBER: T22434/2003 SITUATED: 40 CHURCH STREET, DOORN, WELKOM THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed) : MAIN BUILDING: Lounge; Dining room; 3 x Bedrooms; TV room; Kitchen; 1 x Bathroom; 1 x Ensuite bathroom; 1 x Study; Roof: Tile; Fencing: Wall; OUTBUILDINGS: Garage; Swimming pool; Lapa; Separate toilet; Domestic helper quarters; Carport; Condition Garden: Good; Condition of property: Very good. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Welkom, 366 Stateway, Doorn, Welkom. The sale will be conducted at the Sheriff's office Welkom with auctioneer Clayton Peter Brown. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A. Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration fee is R15 000.00 (Refundable) NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected 24 hours prior to the auction, at the office of the Sheriff of the High Court, Welkom.

Dated at BLOEMFONTEIN

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/ISS515.

**Case No: 133/2022**

**Docex: 92 BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REG NR: 1962/000738/06, Plaintiff and BOKWELWA ALETTA RAMAGAGA IDENTITY NUMBER: 750225 0440 08 6, 1<sup>st</sup> Defendant and MIFI ANDREW RAMAGAGA IDENTITY NUMBER: 671108 5502 08 2, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 08:00, 20 RIEMLAND STREET, SASOLBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on 27th day of JULY 2023 at 08:00 at 20 RIEMLAND STREET, SASOLBURG: ERF 2013 SASOLBURG (EXTENSION 2) DISTRICT PARYS PROVINCE FREE STATE IN EXTENT 1041 (ONE THOUSAND AND FORTY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T32924/2005 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER SITUATE AT: 18 MARITZ STREET, SASOLBURG THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 1 X LOUNGE 1 X DINING ROOM 3 X BEDROOMS 1 X FAMILY ROOM 1 X KITCHEN 1 X LAUNDRY 2 X BATHROOMS 2 X WATER CLOSETS OUTBUILDINGS: 3 X BEDROOMS 1 X WATER CLOSET (NOTHING GUARANTEED) 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 R30 000,00 (THIRTY THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) up to a maximum fee of R10 777,00 (TEN THOUSAND SEVEN HUNDRED AND SEVENTY SEVEN) minimum charges R542,00 (FIVE HUNDRED AND FORTY TWO) TAKE FURTHER NOTICE THAT: 1. This is a

sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Sasolburg, 20 Riemland Street, Sasolburg. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica legislation with regard to identity and address particulars 3.3 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted at the office of Sheriff Sasolburg with auctioneers DAVID LEKGUA SEGWANA. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 2023-05-12.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS, 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Telephone: 0514486369. Fax: 0514486319. Attorney Ref: S SMITH/cb/90000520.

**Case No: 80846/2018**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and STEVEN LESEGO KAU (ID: 850608 5727 08 7), Execution Debtor**

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

**2023-07-31, 09:00, Acting Sheriff Ga-Rankuwa at 62 Ludorf Street, Brits**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a), Rule 46(1)(a)(ii) & Rule 46A order granted on 09 July 2019, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Acting Sheriff Ga-Rankuwa at 62 Ludorf Street, Brits on 31 July 2023 at 09h00, which is more fully described as: CERTAIN: ERF 1081 WINTERVELD TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF NORTH WEST MEASURING 292 (TWO HUNDRED AND NINETY-TWO) square metres HELD By Deed of Grant No. TG2402/1991BP THE PROPERTY IS ZONED AS: RESIDENTIAL Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Buildings 1x living room 2x bedrooms 1x bathroom 1x kitchen The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane North The amount due to the City of Tshwane Metropolitan Municipality estimated as at 22 February 2023 amount to R2 412.05. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price at R280 000.00(Two Hundred and Eighty Thousand Rand) 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) Inspect Conditions at Sheriff Ga-Rankuwa during office hours at 62 Ludorf Street, Brits

Dated at PRETORIA.

Attorneys for Plaintiff(s): Acting Sheriff Ga-Rankuwa at 62 Ludorf Street, Brits, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: PR3811/ak/mm/MW Letsoalo.

**Case No: 59/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and MANGALISO KENNY KETSSES, Execution Debtor**

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

**2023-07-31, 10:00, THE OFFICES OF THE SHERIFF ORKNEY AT PHITI BUILDING, C/O 57 SHAKESPEARE & HOOD AVENUE, ORKNEY**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, NORTH WEST DIVISION, MAHIKENG, IN THE SUIT, A SALE WITH A RESERVE PRICE OF 202 816,36 WILL BE HELD AT THE OFFICES OF THE SHERIFF ORKNEY AT PHITI BUILDING, C/O 57 SHAKESPEARE & HOOD AVENUE, ORKNEY ON 31 JULY 2023 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECT AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: ERF 2889 KANANA EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.P., PROVINCE NORTH WEST MEASURING 322 (THREE HUNDRED AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T54833/16 Also known as : 2889 DUIKER STREET, KANANA EXTENSION 2 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X KITCHEN, 1 X DINING ROOM, 1 X LOUNGE, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X VERANDA The sale shall be subject to the terms and conditions of the High Court Act

and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R20 000,00 (refundable) registration fee on the day of the sale, EFT or bank guarantee cheque, no cash accepted, in order to obtain a buyers card. The auction will be conducted by the Sheriff Felicia Laing. COETZER & PARTNERS ATTORNEY FOR EXECUTION CREDITOR C/O HERMAN SCHOLTZ LANRIC 59 SHIPPARD STREET EXTENSION MAHIKENG.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (KFK149 COETZER/ar).

**Case No: 9972/11**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and SHEIK ESSACK ISMAIL, 1st Defendant and SOPHIA ISMAIL, 2nd Defendant**

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

**2023-07-28, 10:00, SHERIFF'S OFFICE, UNIT 3, 1 COURT LANE, VERULAM**

The undermentioned property will be sold in execution by the Sheriff Inanda 1 for the HIGHER AND LOWER COURTS, UNIT 3, 1 COURT LANE, VERULAM, on the 28th day of JULY 2023 at 10H00:

ERF 872, SHASTRI PARK, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU NATAL, IN EXTENT 270 (TWO HUNDRED AND SEVENTY) SQUARE METRES; Held by Deed of Transfer No T05/36827; Magisterial District - Inanda - Verulam

The property is situated at 18 MAINPARK WAY, SHASTRI PARK, PHOENIX and is improved by the construction thereof of a dwelling of BLOCK UNDER ASBESTOS, SEMI- DETACHED HOUSE consisting of : KITCHEN, LOUNGE, 2 BEDROOMS, TOILET AND BATHROOM TOGETHER, WATER & ELECTRICITY, VERANDAH, SHED;

Zoning : General Residential

(Nothing in this regard is guaranteed)

The full conditions of sale may be inspected at the abovementioned Office of the Sheriff at UNIT 3, 1 COURT LANE, VERULAM, KWAZULU NATAL.

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 before the auction and may be inspected at the SHERIFF'S OFFICE, UNIT 3, 1 COURT LANE, VERULAM.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008. As amended in pursuant of an order granted against the Defendant for money owing to the Plaintiff;
  - (b) (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (c) FICA - legislation i.r.o proof of identity and address particulars;
  - (d) Payment of a Registration Fee of R10 000.00 in cash;
  - (e) Registration conditions.

The OFFICE OF THE Sheriff Inanda Area 1 will conduct the sale with auctioneer MR T A TEMBE.

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

Dated at PIETERMARITZBURG, 2023-06-26.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT1469.

Case No: 82846/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA HIGH COURT)**In the matter between: THORNBROOK GOLF ESTATE PROPERTY OWNERS ASSOCIATION, Plaintiff and  
HARRY MALEPE MOTAUNG, 1<sup>st</sup> Defendant and ELIZABETH MASEFIRI MOTANG, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 11:00, SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE  
ORCHARDS EXT3**

The Property, more fully described:

ERF 1592 THERRESAPARK EXT 42 (PRETORIA), REGISTRATION DIVISION JR, THE PROVINCE OF  
GAUTENG

MEASURING 1 094 (one thousand and ninety-four) SQUARE METER

HELD BY DEED OF TRANSFER ST96263/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: Erf 1592, Thornbrook Golf Estate Property Owner Association, 235 Waterbok Street,  
Theresapark, 0182 Be Declared Executable.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 1094 (one thousand and ninety-four)

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

Main building: comprising of: Vacant stand

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

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD,  
BENONI. Telephone: 0102350071. Attorney Ref: M2981.

Case No: 014068/2022

Docex: PH444

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG LOCAL DIVISION, JOHANNESBURG)**In the matter between: Nedbank Limited, Judgement Creditor and Sebenzile Joel Mvila, 1st Judgement  
Debtor and Lenah Busisiwe Mvila, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 14:00, 612 Voortrekker Road, Brakpan**IN Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in  
the abovementioned suit, the Property shall be sold by the Sheriff Brakpan to the highest bidder subject to a reserve  
price of R498 000.00 and will be held at 612 Voortrekker Road, Brakpan on 28 July 2023 at 14H00 of the  
undermentioned property of the Execution Debtors on the conditions which may be inspected at 612 Voortrekker  
Road, Brakpan, prior to the sale.

A Unit Consisting Of:

(a) Section No. 50 as shown and more fully described on Sectional Plan No. SS157/2008 in the scheme  
known as Helderwyk in respect of the land and building or buildings situate at Helderwyk Township, Local  
Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan,  
is 78 (Seventy-Eight) square metres in extent;(b) 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. ST18322/2017

situated at Unit 50 Helderwyk Estate, 16 Drakensburg Avenue, Helderwyk, Brakpan

Situating in the Magisterial District of Brakpan.

Property Zoned - Residential 3

Height - 2 (In Storeys)

Cover - 50%

Build Line - N/A



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

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

Outside Buildings: None.

Sundries: None.

1. All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

2. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

3. The Purchaser shall pay:

3.1 The Purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the Sheriff 6% (six percentum) Sheriff's commission on the first R100,000.00 and 3.5% (three comma five percentum) on R100,001.00 - R400,000.00 and 1.5 % (one point five percentum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of VAT), which commission shall be paid by the purchaser.

3.2 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 Judgment Creditor's Attorney, which shall be furnished within 21 days after the date of 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 Registration Fee Of - R20 000.00 - In Cash

(d) Registration Conditions

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Brakpan, 612 Voortrekker Road, Brakpan

Dated at Hammond Pole Majola Inc, Boksburg, 2023-05-30.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT450458/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 6873/2017**

**Docex: 271 RANDBURG**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and MOLEFE: ISAAC THABO, 1<sup>st</sup> Defendant & CHOMA: PHELADI LORRAINE, 2<sup>nd</sup> Defendant**

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

**2023-08-03, 10:00, SHERIFF KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXT.1**

Attorneys for Plaintiff(s): O'CONNELL ATTORNEYS, 5 HARRISON AVENUE, BRYANSTON, SANDTON, GAUTENG, 2191. Telephone: 011 234 0290. Fax: 011 234 0263. Attorney Ref: ROF/DB/MAT412.

**Case No: 14602/2019**

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

**In the matter between: BODY CORPORATE OF TIMES SQUARE, Plaintiff and NKATE HUTCHISON MOSIANE, 1<sup>st</sup> Defendant and NOZIPHO SHEILA MOSIANE, 2<sup>nd</sup> Defendant**

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

**2023-07-27, 10:00, SHERIFF JOHANNESBURG NORTH, 51/61 ROSETTENVILLE RD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1**

The Property, more fully described:



Unit No 45 (Door No 409) as shown and more fully described on the Sectional Plan No. SS 183/2008, in the scheme known as TIMES SQUARE in respect of the land and building or buildings situated at JOHANNESBURG; 2743 ;0, of which section the floor area, according to the said Section Plan, is 20 (TWENTY) square meters in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST30233/2008."

Also known as Unit 45, (Door 409) Times Square Body Corporate, Times Square Body Corporate, 101 Simmonds Street, Braamfontein, 2001.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

Zoned: residential

Main building: comprising of:

1x LOUNGE

1x KITCHEN

1x BEDROOM

1x BATHROOM WITH SHOWER

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2530.

**Case No: 2019/22218**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Kevin Mdluli, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-31, 10:00, 21 Hubert Street, Westgate, Johannesburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 21 July 2021 and 14 March 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG CENTRAL on 31 JULY 2023 at 10:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder subject to a reserve price of R60 000.00.

A unit consisting of-

a) Section No. 39 as shown and more fully described on Sectional Plan No. SS 101/1981 in the scheme known as FEDERATED PLACE in respect of the land and building or buildings situated at BEREA TOWNSHIP, the Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional, is 41 (FORTY ONE) SQUARE METRES in extent; and

b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST00307/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

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

MAIN BUILDING CONSISTING OF: 1 bedroom, 1 bathroom and 1 kitchen - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 39 (DOOR NO. 410) FEDERATED PLACE, 10 O'RIELLY ROAD, BEREA, JOHANNESBURG.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG CENTRAL at 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG CENTRAL at 21 HUBERT STREET, WESTGATE, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-06-06.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT29909. Attorney Acct: The Citizen.

**Case No: 65025/2019**

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

**In the matter between: THORNBROOK GOLF ESTATE PROPERTY OWNERS ASSOCIATION, Plaintiff and HAROLD MARTIN MATHEBULA, 1<sup>st</sup> Defendant and ULENDIA SIBUYI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 11:00, Sheriff Tshwane North at Vos & Brodrick Avenue, The Orchards Ext 3**

The Property, more fully described:

ERF 1609, THERESAPARK EXT 42 (PRETORIA), REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG

MEASURING 839 (EIGHT HUNDRED AND THIRTY-NINE) SQUARE METERS

HELD UNDER DEED OF TRANSFER NUMBER T67764/2016.

Also Known as: ERF 1609, 6846 BOUDUES STREET, THORNBROOK GOLF ESTATE PROPERTY OWNERS' ASSOCIATION, 235 WATERBOK STREET, THERESAPARK, 0182.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 839 (EIGHT HUNDRED AND THIRTY-NINE) SQUARE METRES

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

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2279.

**Case No: 67978/2014**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor and Takalani Romeo Makatu - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 11:00, 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Tshwane North to the highest bidder subject to a reserve price of R254 891.20 and will be held at 3 Vos & Brodrick Avenue, The Orchards Extension 3 on 28 July 2023 at 11:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 3 Vos & Brodrick Avenue, The Orchards Extension 3, prior to the sale.

Certain:

Portion 20 of Erf 7278 Soshanguve East Ext 6 Township, Registration Division J.R, Province of Gauteng, being 6584 Palladium Street, Soshanguve East Extension 6

Measuring: 120 (One Hundred and Twenty) square metres;

Held under Deed of Transfer No. T5410/2011

Situated in the Magisterial District of Tshwane North.

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

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

Outside Buildings: Carport

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-05-04.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT193892/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

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**Case No: 26393/2021**

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

**In the matter between: BODY CORPORATE OF TEQUILA SUNRISE, Plaintiff and HEIN KOTZE, Defendant**  
**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2023-08-01, 11:00, SHERIFF SANDTON NORTH, RHODES STREET, KENSINGTON B RANDBURG**

The Property, more fully described:

Unit No 50 as shown and more fully described on the Sectional Plan No. SS 361/2011 in the scheme known as TEQUILA SUNRISE in respect of the land and building or buildings situated at BEVERLEY EXT 78, 1363, 0 of which sectional floor area, according to the said Section Plan, is 93 (NINETY THREE) square meters in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST76875/2018."

SITUATED AT: UNIT 50 TEQUILA SUNRISE BODY CORPORATE, SUNSET AVENUE, 1363 BEVERLEY EXT. 78, BEVERLEY, JOHANNESBURG, 2191

MEASURING: 93M SQUARE METERS (NINETY-THREE METERS SQUARED)

HELD BY ST76875/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

Zoned: residential

Main building: comprising of:

1x LOUNGE

1x KITCHEN

1x BEDROOMS

1x BATHROOM WITH SHOWER

Dated at BENONI, 2023-06-27.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: ML0295.

Case No: 2022-11061

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

**In the matter between: NEDBANK LIMITED, Plaintiff and AYANDA DAVIDSON, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext 1**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R750 000.00, will be held by the Sheriff, Kempton Park, 5 Anemoon Street, Glen Marais Ext 1 on the 3RD day of AUGUST 2023 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext 1

CERTAIN: ERF 1722 BIRCHLEIGH NORTH TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1 089 (ONE THOUSAND AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T52023/13

SITUATION: 8 PHYL STREET, BIRCHLEIGH NORTH, KEMPTON PARK

IMPROVEMENTS: (not guaranteed): 3 BEDROOMS, 2 BATHROOMS, DINING ROOM, LOUNGE, KITCHEN, AND 3 GARAGES

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

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

Dated at Johannesburg, 2023-05-16.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N02365. E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

Case No: 2021/48322

Docex: 509 Johannesburg

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

**In the matter between: Nedbank Limited – Applicant and Gerhard De Bruyn - Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY (AUCTION)

**2023-07-27, 10:00, SHERIFF JOHANNESBURG NORTH - 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG**

This is a sale in execution pursuant to a Judgment in the High Court of South Africa, Gauteng Division, Pretoria, and the Writ of execution issued thereafter, the following fixed property will be sold with reserve set at an amount of R700 000.00 in execution on the 27th day of JULY 2023 at 10H00 at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG, by the SHERIFF JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG to the highest bidder on the terms and conditions which will be read by the Sheriff at the time of the sale, which Conditions of Sale may be inspected at the Sheriff's offices at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG.

CERTAIN:

A UNIT CONSISTING OF:

(a) Section number 4 as shown and more fully described on Sectional Plan Number SS17/1996 in the scheme known as INYANGA in respect of the land and building or buildings situated at ALBERTVILLE EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan is 128 (One Hundred and Twenty Eight) Square metres in extent; and

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

Held under Deed of Transfer No ST54710/2015

PHYSICAL ADDRESS: Unit 4 Inyanga, 1 Roxy Drive, Albertville Extension 1, Johannesburg.

MAGISTERIAL DISTRICT: Johannesburg

ZONING: RESIDENTIAL

The following information is furnished regarding the property though no guarantee with regard thereto can be given.

PROPERTY DESCRIPTION: (NOT GUARANTEED):

3 Bedrooms

2 Bathrooms

Kitchen

Dining Room

Lounge

Laundry Room

1 Garage

Exclusive use Private Garden

TERMS:

1. The sale shall be subject to the terms and conditions of the Supreme Court Act and the Rules made thereunder.

2. The purchaser shall pay a deposit of 10% (TEN PERCENT) 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 Sheriff of the High Court, JOHANNESBURG NORTH within 14 (FOURTEEN) days after the date of sale, to be approved by the Applicant's Attorneys.

3. Transfer shall be effected by the attorneys for the Applicant and the purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys.

4. The full conditions of sale may be inspected at the Sheriff's Office, at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG NORTH.

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

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

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

6.3 Payment of registration of R15 000.00 in cash

6.4 Registration conditions.

Office of the sheriff of the High Court JOHANNESBURG NORTH will conduct the sale.

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

KWA ATTORNEYS, Applicant's Attorneys, 24A Grant Avenue, Victoria, Johannesburg. Tel: (011) 728 7728. E-mail: [kim@kw.co.za](mailto:kim@kw.co.za).

Dated at Johannesburg, 2023-06-20.

Attorneys for Plaintiff(s): KWA Attorneys, 24A Grant Avenue, Victoria. Telephone: 011728-7728. Attorney Ref: Ms Kim Warren/mnp/MAT16080. Attorney Acct: KWA Attorneys.



Case No: 7547/2021

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

**In the matter between: Firststrand Bank Limited, Applicant and Mothofela Sabbath Pat Kgosi, ID: 70010456540851st Respondent, City of Tshwane Metropolitan Municipality, 2nd Respondent and IQ Arabella Body Corporate, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-26, 10:00, Sheriff Pretoria East at Christ Church, 820 Pretorius Street, (entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a minimum bid price of R1 452 000.00 to the highest bidder, will be held by the Sheriff Pretoria East at Christ Church, 820 Pretorius Street, (entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria on 26 July 2023 at 10:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN:(a) Section No 2 as shown and more fully described on Sectional Plan No SS442/2019, in the scheme known as IQ ARABELLA in respect of the land and building or buildings situated at ERF 501 Six Fountains Extension 2 Township, Local Authority : CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 178 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 53824/2019 and subject to such conditions as set out in the aforesaid deed and more especially subject to the conditions imposed in favour of Six Fountains Home Owners Association (NO: 2002/027184/08)

SITUATED: 2 IQ ARABELLA, 501 JOHAN STREET, SIX FOUNTAINS EXT 2, PRETORIA

ZONED: RESIDENTIAL

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

The property consists of a Unit with lounge, kitchen, 1 bedroom, bathroom, shower and toilet and carport. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots" .

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria. The office of the Sheriff Pretoria East will conduct the sale.

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

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Pretoria East at 813 Stanza Bopape Street, Arcadia, Pretoria

Dated at PRETORIA, 2023-06-09.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT9408/MRS R THERON/LVDW.

**Case No: 62342/2021****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 JASON STANLEY MOORE, Defendant**

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

**2023-07-26, 11:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, GERMISTON NORTH, 22 VOORTREKKER STREET, CNR 2nd STREET, EDENVALE**

In terms of a judgement granted on 5 MAY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 26 JULY 2023 at 11h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, GERMISTON NORTH, 22 VOORTREKKER STREET, CNR 2nd STREET, EDENVALE, to the highest bidder, subject to a reserve of R245 000,00 (TWO HUNDRED AND FORTY FIVE THOUSAND RAND). DESCRIPTION OF PROPERTY A unit consisting of - (a) Section No. 41 as shown and more fully described on Sectional Plan No. SS36/1997, in the scheme known as RICHGROVE in respect of the land and building or buildings situate at EDEN GLEN EXTENSION 58 TOWNSHIP, CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 38 (THIRTY EIGHT) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan HELD BY DEED OF TRANSFER ST26419/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : No. 41 Richgrove, Van Tonder Street, Edenglen IMPROVEMENTS 1 x Lounge, 1 x Bathroom, 1 x Bedroom, 1 x Kitchen 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 : GERMISTON 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, GERMISTON NORTH, 22 VOORTREKKER STREET, CNR 2nd STREET, EDENVALE. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a Registration Fee of R50 000,00 in cash or EFT, which 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 Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-06-29.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF9026 / TH.

**Case No: 21598/2022****Docex: DX 2**

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 GOVENDER: JETHRO KARL (Identity number: 930517 5281 082), Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-07-25, 10:00, Sheriff JOHANNESBURG SOUTH, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 10 NOVEMBER 2022 and respectively in terms of which the following property will be sold in execution WITH A RESERVE PRICE of R400 000.00 on 25 JULY 2023 at 10:00 by the Sheriff JOHANNESBURG SOUTH, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW CERTAIN: A Unit consisting of - (a) Section no. 119 as shown and more fully described on Sectional Title Plan No. SS84/2021 in the scheme known as ROUTE 82 SECURITY ESTATE VILLAGE 2 in respect of the land and the building or buildings situate at ALVEDA EXTENSION 8 TOWNSHIP: LOCAL AUTHORITY : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the

said sectional plan, is 54 (FIFTY FOUR) SQUARE METRES in extent: and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST36597/2021 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THEAFORESAID DEED. AND MORE ESPECIALLY subject to the restrictive electricity supply condition imposed in favour of the Local Authority and the conditions imposed in favour of ROUTE 82 SERVICES NPC HOMEOWNERS ASSOCIATION REGISTRATION NUMBER 2020/469604/08 THE PROPERTY IS ZONED : RESIDENTIAL The property is situated at Section 119 ROUTE 82 SECURITY ESTATE, 1 TAMBOTI STREET, ALVEDA EXT 8 JOHANNESBURG The following information is furnished but not guaranteed - A UNIT CONSISTING OF A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 WC AND A SINGLE CARPORT The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building guarantee in a form acceptable to Execution Creditor's conveyancer, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder The property may be taken possession of after signature of the conditions of sale, payment of the deposit and sheriff commission and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property the purchaser shall be liable for occupational rent at a rate of 1% calculated on the purchase price per month. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, JOHANNESBURG SOUTH, The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules apply Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2000 (URL <http://www.info.gov.za/view/DownloadFile> B) FICA - legislation i.r.o proof of identity and address particulars C) Payment of a Registration Fee of R50 000.00 in cash D) Registration conditions NB 1. In terms of Rule 46: 1(8))a(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale 2. (8)(d) any interest party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale 3. The auctioneer will be JA.A THOMAS and/or P ORA and/or A JEGELS. Aforesaid sale shall be subject to the Conditions of sale which may be inspected at the office of the Sheriff of the High Court, JOHANNESBURG SOUTH, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT11795.

**Case No: 28658/2022**

**Docex: DX 2**

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

**In the matter between: FIRSTRAND BANK LIMITED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED) Execution Creditor and MAFISA: SIMON MAFISA (IDENTITY NUMBER: 810924 5901 088), 1ST Judgment Debtor and SITHOLE: DIBUSEN MAVIS (IDENTITY NUMBER: 870921 0848 089), 2ND Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-07-07, 10:00, Acting Sheriff VANDERBIJLPARK 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 in the above Honourable Court on 23 AUGUST 2022 and respectively in terms of which the following property will be sold in execution with a reserve price of R396 483.45 on 28 JULY 2023 at 10:00 by the Acting Sheriff VANDERBIJLPARK at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CERTAIN ERF 74 VANDERBIJL PARK CENTRAL WEST NO 6 TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING : 1022 (ONE THOUSAND AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NO T15035/2014, SUBJECT to the conditions therein contained. SITUATE AT 46 BESSEMER STREET, VANDERBIJL PARK CENTRAL WEST NO 6 ZONE: RESIDENTIAL The following information is furnished but not guaranteed The following information is furnished but not guaranteed - A DINING ROOM, LOUNGE, KITCHEN, 3 BEDROOMS, 1 BHATHROOM, 1 WC, A SINGLE GARAGE A SERVANTS ROOM, LAUNDRY, AND AN OUTSIDE WC 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 Sheriff P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R10 000.00 in cash. 5. The auctioneer will be P ORA.

Dated at RANDBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT2605.

**Case No: 1294/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and FREDDIE COATES, IDENTITY NUMBER: 840429 5270 082, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 10:00, 43 PIET RETIEF STREET, ZEERUST**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, North west Division, Mahikeng, in the above action, a sale as a unit with a reserve price of R480 000.00 will be held by the SHERIFF ZEERUST AT: 43 PIET RETIEF STREET, ZEERUST on the 28th day of July 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of RAMOTSHERE MOILOA on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 43 PIET RETIEF STREET, ZEERUST.

BEING: PORTION 7 OF THE FARM PAARDENVALLEI 67, REGISTRATION DIVISION J.O., NORTH WEST PROVINCE, MEASURING 17,6381 (SEVENTEEN COMMA SIX THREE EIGHT ONE) HECTARES, HELD BY DEED OF TRANSFER NUMBER T67614/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: THE FARM PAARDENVALLEI 67, PORTION 7, ZEERUST, NORTH WEST (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI)

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

A STAND CONSISTING OF: 1. A 252.8m<sup>2</sup> DWELLING CONSISTING OF (NOT GUARANTEED) 4X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X LOUNGE, 1X DINING ROOM, 1X STUDY ROOM AND 1X SEWING ROOM. 2. A 95.4m<sup>2</sup> CLOSED SHED AND 3. AN OPEN ADJACENT SHED

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND), 3.5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-06-07.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3641.

Case No: 34604/2021

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: FIRSTRAND BANK LIMITED, Applicant and Ignatius Doctor Modise Moledi, ID 7307125555088, 1st Respondent, Mugauta Gold Rush (Pty) Ltd, 2nd Respondent, City of Tshwane Metropolitan Municipality, 3rd Respondent and Helloise Body Corporate, 4th Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 11:00, Sheriff Pretoria North East at 102 Parker Street, RIVIERA**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R550 000.00 to the highest bidder, will be held by the Sheriff Pretoria North East at 102 Parker Street, RIVIERA on 27 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: (a) Section No 13 as shown and more fully described on Sectional Plan No SS11/1980 in the scheme known as HELLOISE in respect of the land and building or buildings situated at REMAINING EXTENT of ERF 1608 SILVERTON TOWNHSIP, Local Authority City of Tshwane Metropolitan Municipality of which section the floor area according to the said Sectional Plan is 77 square metres in extent and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD by Deed of Transfer No ST123938/2001;

SITUATED: 206 Helloise, 313 Pretoria Street, Silverton

ZONED: RESIDENTIAL

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

The property consists of a unit with lounge, dining room, kitchen, 3 bedrooms, bathroom, shower, toilet, dressing room, 1 garage, 1 carport, storeroom and covered 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 in cash, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Pretoria North East at 102 Parker Street, Riviera. The office of the sheriff Pretoria North East will conduct the sale.

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

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Pretoria North East at 102 Parker Street, Riviera.

Dated at PRETORIA, 2023-06-09.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13082/MRS R THERON/LVDW.



Case No: 10772/22

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Rabelani Rodney Ndou, ID 8505035817089, 1st Respondent, Rendani Irene Ndou, ID 8403190792083, 2nd Respondent, City of Tshwane Metropolitan Municipality, 3rd Respondent and The Body Corporate of Loerie's Place, 4th Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 11:00, Sheriff Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a minimum bid price of R880 000.00 to the highest bidder, will be held by the Sheriff Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3 on 28 July 2023 at 11:00 of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN:(a) Section No 47 as shown and more fully described on Sectional Plan No SS703/2016, in the scheme known as LOERIE'S PLACE in respect of the land and building or buildings situated at ERF 2161 MONTANA EXTENSION 172 TOWNSHIP, Local Authority : CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 136 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 80836/16 and subject to such conditions as set out in the aforesaid deed

SITUATED: UNIT 47 LOERIE'S PLACE, 640 THIRD STREET, MONTANA EXT 172

ZONED: RESIDENTIAL

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

The property consists of a Unit with lounge, dining room, kitchen, scullery, 3 bedrooms, 2 bathrooms, shower, 3 toilets, dressing room and 2 garages. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3. The office of the Sheriff Tshwane 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 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 Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3.

Dated at PRETORIA, 2023-04-18.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13891/MRS R THERON/LVDW.

Case No: 14516/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Firststrand Bank Limited, Applicant and Theodore Muthen, ID 7506035118081, 1st Respondent and Deborah Muthen, ID 8002170042087, 2nd Respondent**

## NOTICE OF SALE IN EXECUTION

**2023-07-28, 11:00, Office of the Sheriff, Tshwane North at 3 Vos & Brodrick Avenue, The Orchards X 3**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondents for money owing to the Applicant, obtained in the above honourable Court, in the suit, with a minimum bid of R700 000.00 to the highest bidder, will be held at the office of the Sheriff Tshwane North at cnr 3 Vos & Broderick Avenue, The Orchards x 3 on 28 JULY 2023 at 11h00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: (a) Section No 48 as shown and more fully described on Sectional Plan No SS1253/2005 in the scheme known as LA WERNA in respect of the land and building or buildings situated at ERF 2405 SINOVILLE EXTENSION 20 TOWNSHIP LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 104 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 section plan; Held by Deed of Transfer No ST166590/2005 and SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: UNIT 48, LA WERNA, 125 DENNIS STREET, SINOVILLE EXT 20

Zoned: Residential

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

The property consists of unit consisting of lounge, kitchen, 2 bedrooms, 2 bathrooms, shower, 2 toilets and 2 garages. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

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

2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guaranteed 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 Tshwane North at 3 Vos & Brodrick Avenue, The Orchards x 3

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

(a) Directive of the consumer protection act 68 of 2008 (<http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

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

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Tshwane North at 3 Vos & Brodrick Avenue, The Orchards x 3

Dated at PRETORIA, 2023-04-24.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13891 R THERON LVDW.

Case No: 54912/2021

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

**In the matter between: Firststrand Bank Limited, Applicant and Johash James Nair, ID 9310275071086, 1st Respondent, Annestacia Yureshnie Pillay, ID 9404010191083, 2nd Respondent and City of Tshwane Metropolitan Municipality, 3rd Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-27, 10:00, Sheriff Pretoria South West at Azania Building, cnr of Iscor Avenue & Iron Terrace, West Park**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondents for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R475 000.00 to the highest bidder, will be held by the Sheriff Pretoria South West at Azania Building, cnr of Iscor Avenue & Iron Terrace, West Park on 27 July 2023 at 10:00 of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 307 LOTUS GARDENS TOWNSHIP, Registration Division J.R., Province of Gauteng; MEASURING: 444 square metres; Held by Deed of Transfer No T498/2018, subject to the conditions therein contained;

SITUATED: 62 GORSE CRESCENT, LOTUS GARDENS, PRETORIA

ZONED: RESIDENTIAL

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

The property consists of main dwelling with lounge, kitchen, 3 bedrooms, bathroom, toilet and second dwelling consisting of kitchen, 2 bedrooms, 2 bathrooms and 2 toilets.. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots" .

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Pretoria South West at Azania Building, cnr of Iscor Avenue & Iron Terrace, West Park. The office of the sheriff Pretoria South West will conduct the sale.

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

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff, Pretoria South West at Azania Building, cnr of Iscor Avenue & Iron Terrace, West Park

Dated at PRETORIA, 2023-06-09.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13474/MRS R THERON/LVDW.

Case No: 43425/2021

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

**In the matter between: Firststrand Bank Limited, Applicant and Lea Meta Mbuyamba, ID: 88212221573184, 1st Respondent and The City of Ekurhuleni Metropolitan Municipality, 2nd Respondent,**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-26, 11:30, Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R808 000.00 to the highest bidder, will be held by the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 26 July 2023 at 11:30 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 458 SUNNYRIDGE TOWNSHIP; Registration Division I.R., Province of Gauteng; Measuring: 744 square ; Held by Deed of Transfer No T10108/2018 subject to the conditions therein contained.

SITUATED: 10 KOEDOE STREET, SUNNYRIDGE, GERMISTON

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

The property consists of main dwelling consisting of entrance hall, lounge, dining room, study, kitchen, scullery, 3 bedrooms, 2 bathrooms, 2 toilets and second dwelling consisting of lounge, kitchen, 2 bedrooms, bathroom, shower and 2 toilets. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots" .

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale. The Sheriff Germiston 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 and must reflect in the Sheriff's account prior to the sale.

d. Registration Conditions. No person will be allowed on the premises if they are not registered for FICA and CPA.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff GERMISTON NORTH at 22 Voortrekker Street, Corner 2nd Street, Edenvale.

Dated at PRETORIA, 2023-06-02.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13393/MRS R VAN DEN BURG/LVDW.

**Case No: 2018/0017640**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Leseba Samson Mazibuko, 1st Defendant and Linkeng Martha Mazibuko, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-28, 10:00, 614 James Crescent, Halfway House**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 26 JANUARY 2023 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 SASOLBURG on 25 MAY 2023 at 08:00 at 20 RIEMLAND STREET, SASOLBURG, to the highest bidder with reserve price of R390 000.00.

CERTAIN: ERF 15399 SASOLBURG EXTENSION 21 TOWNSHIP, PARYS REGISTRATION DIVISION, FREE STATE PROVINCE;

MEASURING: 1 194 (ONE THOUSAND NINE HUNDRED AND NINETY FOUR) SQUARE METRES;

HELD: Under Deed of Transfer T17495/1995;

SITUATE AT: 73 ROY CAMPBELL STREET, SASOLBURG EXT. 21

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 73 ROY CAMPBELL STREET, SASOLBURG EXT. 21 consists of: Lounge, Kitchen, 4 x Bedrooms, 2 x Bathrooms, Garage and 2 x Carports (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 SASOLBURG, 20 RIEMLAND STREET, SASOLBURG. The SHERIFF SASOLBURG will conduct the sale with Auctioneer David Lekgwa Segwana. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SASOLBURG, 20 RIEMLAND STREET, SASOLBURG, during normal office hours Monday to Friday, Tel: 016 976 0988, 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/MAT5098).

Dated at JOHANNESBURG, 2023-06-07.

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/MAT30129.

**Case No: 2018/39550**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Zanele Priscilla Mahlangu, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-25, 10:00, P & L Building Ground Floor, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 25 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 VANDERBIJLPARK on 28 JULY 2023 at 10:00 at P & L BUILDING GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARDS, VANDERBIJLPARK, to the highest bidder with a reserve price of R103 000.00.

CERTAIN: ERF 8137 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG;

MEASURING: 276 (TWO HUNDRED AND SEVENTY SIX) SQUARE METRES;

HELD: Under Deed of Transfer T48407/2014;

SITUATE AT: 8137 KINGSVILLE STREET, EVATON WEST

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 8137 KINGSVILLE STREET, EVATON WEST consists of: Dining Room, Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower and 1 x Toilet (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 VANDERBIJLPARK, P&L BUILDING, CNR FRIKKIE MEYER & KELVIN BLVD, VANDERBIJLPARK. The SHERIFF VANDERBIJLPARK will conduct the sale with auctioneer P.O.R.A. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF VANDERBIJLPARK, P&L BUILDING, CNR FRIKKIE MEYER & KELVIN BLVD, VANDERBIJLPARK, during normal office hours Monday to Friday, Tel: 016 100 7942, 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/MAT32233).

Dated at JOHANNESBURG, 2023-06-07.

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/MAT32233.

**Case No: 2020/29295**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Kabwe Eddy Kile, Wangoy, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-31, 10:00, 21 Hubert Street, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 28 JUNE 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 CENTRAL on 31 JULY 2023 at 10:00 at 21 HUBERT STREET, JOHANNESBURG, to the highest bidder with a reserve price of R250 000.00

CERTAIN: SECTION NO. 7 as shown and more fully described on Sectional Plan no. SS67/1981 in the scheme known as HONEYHAVEN in respect of the land and building or buildings situate at BERA TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 111 (one hundred and eleven) 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 ST48067/2014;

SITUATE AT: UNIT 202, HONEYHAVEN, 26 HONEY STREET, CNR OF FIFE AVENUE, BERA, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 202, HONEYHAVEN, 26 HONEY STREET, CNR OF FIFE AVENUE, BERA, JOHANNESBURG consists of: Lounge, Kitchen, 3 x Bedrooms and 2 x Bathrooms (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 CENTRAL, 21 HUBERT STREET, JOHANNESBURG. The SHERIFF JOHANNESBURG CENTRAL will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 011 492 2660, 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/MAT37367).

Dated at JOHANNESBURG, 2023-06-08.

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/MAT37367.

**Case No: 2019/13391**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, Plaintiff and Sibongile Mlangeni (Previously Gwebu),  
Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-27, 10:00, 2241 Cnr Rasmeni & Nkopi Street, Protea North**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 09 DECEMBER 2021 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 SOWETO WEST on 27 JULY 2023 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, to the highest bidder with reserve price of R443 000.00.

CERTAIN: ERF 4389 CHIAWELO EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG;

MEASURING: 204 (TWO HUNDRED AND FOUR) SQUARE METRES;

HELD: Under Deed of Transfer T37383/2003;

SITUATE AT: 4389 LIRULI STREET, CHIAWELO EXTENSION 2

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 4389 LIRULI STREET, CHIAWELO EXTENSION 2 consists of: Lounge, Dining Room, Kitchen, Passage, 3 x Bedrooms and 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 SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. The SHERIFF SOWETO WEST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee.
- 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 SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, during normal office

hours Monday to Friday, Tel: (011) 980 5978, 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/MAT32905).

Dated at JOHANNESBURG, 2023-06-06.

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/MAT32905.

**Case No: 66493/2019**

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 MORNE HAYDN WARD (IDENTITY NUMBER: 750311 5197 085), FIRST DEFENDANT & PADMINI WARD (IDENTITY NUMBER: 790725 0797 080), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-24, 10:00, 4 ANGUS STREET, GERMISTON**

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 R596 756.00, will be held by the SHERIFF OF THE HIGH COURT, GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on MONDAY the 24TH 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, GERMISTON SOUTH during office hours.

CERTAIN: PORTION 176 OF ERF 54 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 793 (SEVEN HUNDRED AND NINETY-THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T22257/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 28 WEIDEMAN STREET, KLIPPOORTJE AL, GERMISTON.

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

BUILDING TYPE: SINGLE STOREY

WALLING: PALISADES AND PRE-CAST

ROOF CONSTRUCTION: CORRUGATED IRON

LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, 2 CARPORTS, 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 GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON, 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 GERMISTON 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
  - (b) (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (c) FICA-legislation in respect of proof of identity and address particulars;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (e) Registration conditions.

Dated at PRETORIA, 2023-05-29.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT57849.

Case No: 1548/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION, POLOKWANE)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and JACOBUS JOHANNES DUVENHAGE (IDENTITY NUMBER: 690301 5119 083), FIRST DEFENDANT & RONEL DUVENHAGE (IDENTITY NUMBER: 710721 0081 085), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-08-04, 11:00, 120A RUITER ROAD, MOKOPANE**

In execution of a judgment of the High Court of South Africa, Limpopo Division, Polokwane, abovementioned suit, a sale with a reserve price of R730 000.00, will be held by the SHERIFF OF THE HIGH COURT MOKOPANE at 120A RUITER ROAD, MOKOPANE on FRIDAY the 4TH of AUGUST 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 MOKOPANE during office hours.

CERTAIN: ERF 744 POTGIETERSRUS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION K.S. LIMPOPO PROVINCE

IN EXTENT 1 289 (ONE THOUSAND TWO HUNDRED AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO T917553/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 115 DUDU MODISHA DRIVE, POTGIETERSRUS.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: SCULLERY, 4 BEDROOMS, 2 BATHROOMS, KITCHEN, DINING ROOM, LIVING ROOM, 1 OUTSIDE ROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF MOKOPANE, 120A RUITER ROAD, MOKOPANE 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 MOKOPANE.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
  - (e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
  - (g) The auction will be conducted by the Sheriff N S Maremane, or the Deputy.
  - (h) The purchase shall pay to the Sheriff a deposit of 10% of the purchase price by electronic transfer or by bank guaranteed cheque on the day of the sale. No cash payments are accepted;
  - (i) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution credit or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale;
  - (j) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the Conditions of Sale;
  - (k) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession until date of registration of transfer.

Dated at PRETORIA, 2023-06-15.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT66875.

Case No: 56290/2018

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

**In the matter between: NEDBANK LIMITED (REGISTRATION NUMBER: 1951/000009/06) PLAINTIFF and MMATSELA ONICA GAMBUZA N.O. (IDENTITY NUMBER: 491111 0628 082), 1ST DEF, STEFAN DU PREEZ N.O. (IDENTITY NUMBER: 830125 5011 086), 2ND DEF & THE MASTER OF THE HIGH COURT (MAFIKENG – Administration of Deceased Estates Department), 3RD DEF**

## NOTICE OF SALE IN EXECUTION

**2023-08-04, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT STILFONTEIN/KLERKSDORP at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN on FRIDAY the 4TH of AUGUST 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 STILFONTEIN/KLERKSDORP during office hours.

CERTAIN: PORTION 90 OF ERF 3618 STILFONTEIN EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.P. NORTH WEST PROVINCE

MEASURING 933 (NINE HUNDRED AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO T48915/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 6 DWYKA STREET, STILFONTEIN EXTENSION 4.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS (ONE WITH ON-SUITE SHOWER), LOUNGE, KITCHEN, LAUNDRY ROOM, BATHROOM, 3 TOILETS, 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 in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF STILFONTEIN/KLERKSDORP, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN, 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 STILFONTEIN/KLERKSDORP.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 2023-06-15.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: F MOHAMED/YS/MAT50858.



**Case No: 39296/2017**

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 MQOBILE KHAKHATHI (IDENTITY NUMBER: 720202 7797 088), FIRST DEFENDANT & ZINHLE NOMPUMELELO TSHABALALA (IDENTITY NUMBER: 730421 0452 081), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT KEMPTON PARK at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 on THURSDAY the 3RD day of AUGUST 2023 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 36 ESTHERPARK TOWSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 1 000 (ONE THOUSAND) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T85150/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 12 ANTBEAR STREET, ESTHERPARK, KEMPTON PARK.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 1 STOREROOM, 2 GARAGES

STAFF ROOM: 1 BEDROOM, 1 BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price 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 MARAIS 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, 2023-06-14.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT24171.

**Case No: 20030/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MOGAPI SEBATLELO PAUL LESITO (IDENTITY NUMBER: 880601 5433 081), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R150 000.00, will be held by the SHERIFF OF THE HIGH COURT VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on THURSDAY

the 3RD of AUGUST 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 during office hours.

CERTAIN: ALL RIGHT, INTEREST AND TITLE IN THE LEASEHOLD IN RESPECT OF  
ERF 979 SHARPEVILLE TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG  
MEASURING 291 (TWO HUNDRED AND NINETY ONE) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T58723/2019  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 979 DUBULA STREET, SHARPEVILLE, VEREENIGING.

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

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

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price 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, 2023-06-14.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT68365.

**Case No: 10103/2022**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and ADILA REGINA HERSIG (IDENTITY NUMBER: 740908 0142 082) DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-04, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R320 000.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 4TH day of AUGUST 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 ROODEPOORT during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS195/1995, IN THE SCHEME KNOWN AS CHARDONNAY 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 76 (SEVENTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER ST5203/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ALSO KNOWN AS: DOOR 10 CHARDONNAY, 12 4TH AVENUE, FLORIDA, ROODEPOORT.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 2 BEDROOMS, TV/LIVING ROOM, 1 BATHROOM, DINING ROOM, KITCHEN, CARPORT, CONCRETE FENCING, TILED ROOF, TILED FLOORS.

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 ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT 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 ROODEPOORT.

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

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

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

(c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;

(d) Registration conditions;

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

Dated at PRETORIA, 2023-06-15.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT67487.

**Case No: 2515/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and DENNIS WYNAND KATZKE (IDENTITY NUMBER: 810317 5240 080), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, 74 SADC STREET, MIDDELBURG**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), abovementioned suit, a sale with a reserve price of R1 200 000.00, will be held by the SHERIFF OF THE HIGH COURT MIDDELBURG at 74 SADC STREET, MIDDELBURG on WEDNESDAY the 2ND of AUGUST 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 MIDDELBURG during office hours.

CERTAIN: ERF 1491 MIDDELBURG EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA

MEASURING 1 487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000002481/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 21 MAROELA STREET, KANONKOP, MIDDELBURG EXTENSION 4.

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

HOUSE CONSISTING OF: ENTRANCE, LOUNGE, KITCHEN, LAUNDRY, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, GARAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF MIDDELBURG, 74 SADC STREET, MIDDELBURG, 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 MIDDELBURG.
  3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
    - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
    - (b) FICA-legislation in respect of proof of identity and address particulars;
    - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
    - (d) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in cash;
    - (e) Registration conditions;
    - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.
- Dated at PRETORIA, 2023-06-13.
- Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT69544.

Case No: 2608/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and BLACK YOUTH PRIDE DEVELOPERS CC (REGISTRATION NUMBER: 2003/029915/23), FIRST DEFENDANT & PETER LESIBA MOKABA (IDENTITY NUMBER: 640906 5421 080), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-02, 09:00, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Mbombela (Main Seat), in the abovementioned suit, a sale with a reserve price of R2 800 000.00, will be held by the SHERIFF OF THE HIGH COURT MBOMBELA at 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA on WEDNESDAY the 2ND of AUGUST 2023 at 09:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF MBOMBELA during office hours.

CERTAIN: ERF 1540 NELSPRUIT EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION J.U. PROVINCE OF MPUMALANGA

MEASURING 1 801 (ONE THOUSAND EIGHT HUNDRED AND ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1417/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 22 NEIL STREET, NELSPRUIT EXTENSION 10.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, PANTRY, STUDY, 5 BEDROOMS, 3 BATHROOMS, SWIMMING POOL, PAVING

OUTBUILDING: 3 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 OF THE HIGH COURT MBOMBELA, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA, 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 MBOMBELA.
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) cash;
  - (d) Registration conditions:
  - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply.
- Dated at PRETORIA, 2023-06-13.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT63719.

**Case No: 8987/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and KAYIMA MONSENGO (IDENTITY NUMBER: 621206 5906 088), FIRST DEFENDANT and KIZYA N'SAMBA (IDENTITY NUMBER: 621115 0906 086), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-01, 11:00, 24 RHODES STREET, KENSINGTON-B, RANDBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R3 402 200.42, will be held by the SHERIFF OF THE HIGH COURT SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG on TUESDAY the 1ST of AUGUST 2023 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF SANDTON NORTH during office hours.

1. A Unit consisting of -

(a) Section No 1 as shown and more fully described on Sectional Plan No SS62/2016 in the scheme known as LA CAMPAGNE in respect of the land and building or buildings situate at PORTION 380 (A PORTION OF PORTION 355) OF THE FARM WITPOORT NO 406, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 641 (SIX HUNDRED AND FORTY ONE) SQUARE METRES in extent; and

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

HELD BY CERTIFICATE OF REGISTERED SECTIONAL TITLE ST62/2016 (1) (UNIT) AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

2. An exclusive use area described as GARDEN (G1) measuring 4666 (FOUR THOUSAND SIX HUNDRED AND SIXTY SIX) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as LA CAMPAGNE in respect of the land and building or buildings situate at PORTION 380 (A PORTION OF PORTION 355) OF THE FARM WITPOORT NO 406, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No SS62/2016

HELD BY CERTIFICATE OF REAL RIGHT NUMBER SK592/2016S SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ALSO KNOWN AS: 1 LA CAMPAGNE, 245 MAPLE ROAD, PLOT 380, BEAULIEU, WITPOORT, KYALAMI.

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

MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 1 FAMILY ROOM, 1 STUDY, 4 BEDROOMS, 2 BATHROOMS, 2 GARAGES

DWELLING 2: 3 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LOUNGE

WALLS (EXTERIOR AND INTERIOR): PLASTER

ROOF: TILES

The property is zoned residential.

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



Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF SANDTON NORTH.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) prior to commencement of auction in order to obtain a buyers card - no cash payments;
  - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (e) Registration conditions.

Dated at PRETORIA, 2023-06-12.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT54096.

**Case No: 3536/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and SIVUYILE KWAKHO NTONGANA Judgment Debtor)**

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

**2023-07-28, 10:00, at the Sheriff's Office, 3 Elvourff Court, 19 Wesley Street, Mthatha, Eastern Cape**

In pursuance of a judgment granted by this Honourable Court on 8 November 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R390 000.00 by the Sheriff's Office, 3 Elvourff Court, 19 Wesley Street, Mthatha, Eastern Cape on FRIDAY, 28 JULY 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the Sheriff's Office, 3 Elvourff Court, 19 Wesley Street, Mthatha (Tel: 047 110 0145) 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 23274 Umtata, Fernhill Township Extension No 1, King Sabata Dalindyebo Municipality, District Umtata, Province of the Eastern Cape, in extent 313 square metres, held by Deed of Transfer No. T412/2016, also known as Erf 23274 Ncamedlana (Mthatha), Fernhill Township, Eastern Cape, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Dwelling: Lounge, Kitchen, 2 Bedrooms and 1 Bathroom.

This sale is voetstoots and subject to the conditions of the existing title deeds.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof.

All bidders are required to pay a registration fee of R10 000.00 (which is conditionally refundable after conclusion of the sale) 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, 2023-06-06.

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/M28842.

Case No: 4157/07

IN THE MAGISTRATE'S COURT FOR  
(LIMPOPO DIVISION)

In the matter between: **MATUBA MAPONYA ATTORNEYS, Plaintiff and TINYIKO SHIBAMBO N/O (In his capacity as the duly appointed Executor of the Late Estate of Emmanuel George Shibambo Estate No. 010842/2020, 1<sup>st</sup> Defendant and North Gauteng Master of High Court), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-07, 09:00, the office of ACTING SHERIFF Ga Rankuwa, Me. Goolam at 62 Ludorf Street, Brits**  
IN THE MAGISTRATE COURT FOR THE DISTRICT OF POLOKWANE HELD AT POLOKWANE

CASE: 4157/07

In the matter between: **MATUBA MAPONYA ATTORNEYS, EXECUTION CREDITOR and TINYIKO SHIBAMBO N/O (In his capacity as the duly appointed Executor of the Late Estate of Emmanuel George Shibambo Estate No. 010842/2020 and North Gauteng Master of High Court), EXECUTION DEBTOR**

## NOTICE OF SALE IN EXECUTION

## IMMOVABLE PROPERTY

In execution of a Judgment of the Magistrates Court of Polokwane in this matter, a sale in execution will be held at the office of ACTING SHERIFF Ga Rankuwa, Me. Goolam at 62 Ludorf Street, Brits on the 07th August 2023 at 9h00 in the forenoon or later as it may take place, of the under mentioned property of the Defendant/Execution Debtor on Conditions to be read out by the Auctioneer at the time of the sale and which may be inspected at the office of the Sheriff prior to the sale.

CERTAIN: House/ERF 631 Molete Street, Zone 1 GaRankuwa

MEASURING: 1144.0000SQM

SITUATION: 631 Molete Street, Zone 1 GaRankuwa

HELD BY DEED OF TRANSFER: TG32925/2016

IMPROVEMENTS: 3 Bedroomed House (Main Bedroom with En-Suite Bathroom), 2 Lounges, Dining Room, Kitchen, Bathroom, Toilet, Slate Roofing, Tile Roofing, Double Garage and Carport:

OUT BUILDINGS: 2 Bedrooms, Toilet &amp; Bathroom, Outside Toilet

TERMS: Cash, immediate internet bank transfer into the sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price; the balance and interest on the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 (Twenty one) days from the date of sale. Auctioneer's charges are payable and calculated at 6 % on the proceeds of the sale on the first R100 000-00 and thereafter 3,5 % on R100 001-00 to R400 000-00 and 1,5 % on the balance thereof. Subject to a maximum commission of R40 000-00 plus vat and a minimum amount of R3000-00 plus vat.

Take note of the following requirements for all prospective buyers:

1. R 20 000-00 refundable registration fee on date of auction;
2. Presentation of the Sheriff of the following FICA Documents
  - 2.1. Copy of ID documents;
  - 2.2. Proof of residential address.

DATED AT POLOKWANE THIS 14TH DAY OF JUNE 2023.

M. MAPONYA \_\_\_\_\_

Attorneys for Execution Creditors, MATUBA MAPONYA ATTORNEYS, Office Number 2, Eurasia Office Complex, 91 Hans Van Rensburg Street, Polokwane, 0700. Office Number: 082 953 8497. Email: [matumapo@gmail.com](mailto:matumapo@gmail.com). Our Ref: MCL272/05.

Dated at Polokwane, 2023-07-03.

Attorneys for Plaintiff(s): MATUBA MAPONYA ATTORNEYS, Office Number 2, Eurasia Office Complex, 91 Hans Van Rensburg Street, Polokwane, 0700. Telephone: 082 953 8497. Attorney Ref: MCL272/05.

Case No: 8637/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA DIVISION)**In the matter between: Mashaba Phaka Junior Maifo, Plaintiff and Manare William Maifo, 1<sup>st</sup> Defendant  
and The Standard Bank of South Africa Ltd, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, 10 Liebenberg Street, Roodepoort, Gauteng**

A Sale in Execution of the undermentioned property as per Court Order dated 22 July 2019 is to be held subject to a reserve price of R633 773.91 at OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, AT OFFICE BUILDING, 10 LIEBENBERG STREET, ROODEPOORT on 28 JULY 2023 at 10h00.

Full Conditions of Sale can be inspected at THE OFFICE OF THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: ERF 3708 KAGISO TOWNSHIP, REGISTRATION DIVISION: IQ, PROVINCE GAUTENG

MEASURING: 268 (TWO SIX EIGHT) SQUARE METERS

HELD BY DEED OF TRANSFER TL28944/2011

KNOWN AS 3708 NANDI STREET, HILLS VIEW, KAGISO 2, MOGALE CITY, GAUTENG

IMPROVEMENTS: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET AND 1 GARAGE

The property is zoned: Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Roodepoort South, 10 Liebenberg Street, Roodepoort during office hours.

2. All bidders are required to pay R 30000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

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

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

5. The full conditions of sale may be inspected at the offices of the Sheriff of the High Court, Roodepoort 10 Liebenberg Street, Roodepoort.

Dated at Pretoria, 2023-07-07.

Attorneys for Plaintiff(s): Albert Hibbert Attorneys, 231 Lange St, Nieuw Muckleneuk, Pretoria. Telephone: 0123464633. Attorney Ref: M456.

Case No: 2077/2018

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION, POLOKWANE)**In the matter between: NEDBANK LIMITED – PLAINTIFF and IMANUEL TLHAME SEKGOBELA (ID NUMBER: 651010 6710 08 2) - FIRST RESPONDENT and TZANEEN MUNICIPALITY - SECOND RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-28, 10:00, SHERIFF OF TZANEEN AT THE SHERIFF'S OFFICE, 33 A PIETER JOUBERT STREET,  
AQUA PARK, TZANEEN, LIMPOPO PROVINCE**IN THE HIGH COURT OF SOUTH AFRICA  
LIMPOPO DIVISION, POLOKWANE

CASE NUMBER: 2077/2018

**IN THE MATTER BETWEEN: NEDBANK LIMITED, PLAINTIFF and IMANUEL TLHAME SEKGOBELA (IDENTITY NUMBER: 651010 6710 08 2), FIRST RESPONDENT and TZANEEN MUNICIPALITY, SECOND RESPONDENT**

AUCTION

NOTICE OF SALE IN EXECUTION (IMMOVALE PROPERTY)

In execution of a Judgment granted out of the High Court of South Africa in the abovementioned suit, a sale with R 621 496.85 reserve will be held by the SHERIFF OF TZANEEN AT THE SHERIFF'S OFFICE, 33 A PIETER JOUBERT STREET, AQUA PARK, TZANEEN, LIMPOPO PROVINCE ON FRIDAY, 28 JULY 2023 AT 10H00(AM) of the under mentioned property of the Respondents subject to the conditions of sale which are available for inspection at the offices of the Sheriff Tzaneen, (079) 403 7617 the highest bidder: -

A property consisting of -

SITE NUMBER: ERF 977 TZANEEN EXTENSION 12 TOWNSHIP

SITUATED AT: 7 GERRIT KRUGER STREET, AQUA PARK, TZANEEN, 0850, REGISTRATION DIVISION: L.T., LIMPOPO PROVINCE

MEASURING: 1 750.00 (ONE SEVEN FIVE ZERO) SQUARE METERS

HELD UNDER DEED OF TRANSFER T 90608/2006

SUBJECT TO SUCH CONDITIONS MENTIONED OR REFERRED TO IN THE SAID DEED

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: ERF 977 TZANEEN EXTENSION 12 TOWNSHIP with street address at 7 GERRIT KRUGER STREET, AQUA PARK, TZANEEN, 0850 CONSISTS OUT OF BRICK WALLS UNDER ASBESTOS ROOF.

1X LOUNGE 1X BATHROOM

1X KITCHEN

1X OPEN STOEP

1X DOUBLE GARAGE

1X DINING ROOM

2X TOILET

3X BEDROOMS

1X SWIMMING POOL

OTHER: The property is surrounded with a PALISADE FENCE.

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

Take further note that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on 17 MAY 2018 and 15 MARCH 2022;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff of Tzaneen at the Sheriff Office, 33 A PIETER JOUBERT STREET, AQUA PARK, TZANEEN, LIMPOPO PROVINCE (079) 403 7617;

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

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

b) The provisions of FICA-legislation (Requirement proof of ID. Residential address)

c) Payment of a registration fee of R15 000.00 in cash for immovable property

d) All conditions applicable to registration.

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

DATED and signed at POLOKWANE this the 7 day of JUNE 2023.

JOHANN VAN STADEN, Attorneys of Plaintiff(s): ESPAG MAGWAI ATTORNEYS, ADAM TAS BUILDING, 26 JORISSEN STREET, POLOKWANE. EMAIL: [lit1@espagmagwai.co.za](mailto:lit1@espagmagwai.co.za). TEL: (015) 297-5374. REF: PJ VAN STADEN/MS/MAT32216.

Attorney with right of appearance in the High Court of South Africa

in terms of Section 4(3) of Act No. 62 of 1995:

Right of Appearance In Courts Act, 1995

Dated at POLOKWANE, 2023-06-26.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Telephone: 015 297 5374. Attorney Ref: PJ VAN STADEN/MS/MAT32216.

Case No: 5816/2021

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and KGOLOLESEGO JULIANA TENNER (ID: 8306140679088), 1<sup>st</sup> Defendant, BENJAMIN KAMOHELO BANGO (ID: 9401095865086), 2<sup>nd</sup> Defendant & GAONGALELWE BANGO (ID: 8803221063083), 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-02, 10:00, SHERIFF'S OFFICES, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

Certain: ERF 299 BLOEMDUSTRIA EXTENSION 1, DISTRICT BLOEMFONTEIN, PROVINCE OF THE FREE STATE. IN EXTENT 438 (FOUR HUNDRED AND THIRTY EIGHT) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T3636/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 1 CAMPHOR STREET, MANDELA VIEW, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 1X BATHROOM, SHOWER, 2X TOILETS, 1X GARAGE, 1X CARPORT, 1X SERVANT ROOM, 1X STOREROOM, 1X OUTSIDE BATHROOM/TOILET, 1X ENCLOSED VERANDA (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Bloemfontein East's Offices and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein East Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-07-03.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMT1440.

Case No: 3904/2018

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THEMBINKOSI ATHWELL MAWONGA (ID: 720206 5686 086), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-02, 10:00, SHERIFF'S OFFICES, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

Certain: ERF 130 PENTAGON PARK, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, IN EXTENT 1200 (ONE THOUSAND TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO T23428/2005. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Better known as 57 Olympus Drive, Pentagon Park, Bloemfontein, Free State Province. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, 2X KITCHENS, PANTRY, SCULLERY, 6X BEDROOMS, 4X BATHROOMS, DRESSING ROOM, 4X GARAGES, 1X SERVANT ROOM, LAUNDRY ROOM, 2X STOREROOMS, 1X OUTSIDE BATHROOM/TOILET, 1X ENTERTAINMENT AREA (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Bloemfontein West's Offices and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein West Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-07-03.



Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3478.

**Case No: 2733/2022**

**Docex: 18**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and GUSTAV ADOLF POTGIETER (ID: 680514 5111 081), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-03, 11:00, MAGISTRATE'S COURT, 2 VOORTREKKER STREET, VENTERSBURG**

Certain: ERF 145 VENTERSBURG, DISTRICT VENTERSBURG, PROVINCE FREE STATE, IN EXTENT: 821 (EIGHT HUNDRED AND TWENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO T26833/2003. Better known as 5 PRESIDENT STEYN STREET, VENTERSBURG, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : MAIN DWELLING: ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, PANTRY, 4 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 2 GARAGES, SERVANT ROOM, LAUNDRY ROOM, STOREROOM. SECOND DWELLING: LOUNGE, DINING ROOM, KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 TOILET (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Odendaalsrus and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Odendaalsrus Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-07-03.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMP1428.

**Case No: 13457/2014**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and COUBENDREN GOVENDER, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-07-26, 10H00, AT THE SHERIFF OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on WEDNESDAY, 26TH JULY 2023 at 10:00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder. DESCRIPTION: A UNIT CONSISTING OF:- (A) SECTION NUMBER 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS72/2007, IN THE SCHEME KNOWN AS THE GLEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PINETOWN, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 100(ONE HUNDRED) SQUARE METRES IN EXTENT, AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST21626/2010. PHYSICAL ADDRESS: 6 THE GLEN, 11 J M KOTZE ROAD, CAVERSHAM GLEN, PINETOWN, KWAZULU-NATAL. MAGISTERIAL DISTRICT: ETHEKWINI ZONING: RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: MAIN BUILDING: Single storey concrete block walls, with clay tile roof and wood windows Dwelling consisting of: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 1 BEDROOM, 1 BATHROOM. OUTBUILDING:

1 GARAGE But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoets") The full Conditions of Sale may be inspected 15 days prior to the date of sale at the office of the Sheriff Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. TAKE FURTHER NOTE THAT: 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2. The Rules of this Auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. c) All bidders are required to pay R15 000.00, in cash, registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions. 4. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N.B. Nxumalo and/or Mrs S. Raghoo. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by the way of an electronic funds transfer on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown.

Dated at UMHLANGA ROCKS, 2023-06-22.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY /PC. Attorney Acct: MAT13941.

Case No: D8716/2020

Docex: 5

IN THE HIGH COURT OF SOUTH AFRICA

(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 SIYAVUYA BENNETT MAXEGWANA, First Defendant and NOMAPELO MAXEGWANA, Second Defendant**

AUCTION

**2023-08-03, 12:00, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban**

By way of physical attendance at the sheriff's office, Action Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and / or online by registering on the sheriff Durban North / Action Sheriff Durban South, profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

This is a sale in execution pursuant to a judgment granted in the High Court of South Africa, Kwazulu - Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban at 12.00 on Thursday, 3rd August 2023.

DESCRIPTION: Portion 3 of Erf 839 Sea View, Registration Division FT, Province of KwaZulu -Natal, in extent 944 (nine hundred and forty four) square metres, held by Deed of Transfer No. T21760/2008

PHYSICAL ADDRESS: 38 Southwold Avenue, Seaview, Montclair

ZONING: SPECIAL RESIDENTIAL

The property consists of the following: -

MAIN HOUSE: 3 Bedrooms (with BIC); 1 Kitchen (fully fitted); 1 open Lounge & Dining Room; 1 Bathroom; 1 Toilet; 1 Shower

OUTBUILDING: 1 Toilet; 1 Carport; 1 x Garage; 1 Storeroom

Nothing in this regard is guaranteed.

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

2. The purchaser shall pay a deposit of 10% (TEN PER CENT) of the purchase price and the auctioneer's commission in cash immediately or bank guaranteed cheque after the sale and the balance against transfer to be

secured by a Bank or Building Society Guaranty to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys.

3. Transfer shall be effected by the attorneys for the Plaintiff and the purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys.

4. The full conditions of sale may be inspected at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Acting Sheriff Durban South.

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

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

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

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

6.4 All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

The office of the Acting Sheriff Durban South will conduct the sale with auctioneer Allan Murugan (sheriff) or his deputy.

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

Dated at UMHLANGA ROCKS, 2023-06-07.

Attorneys for Plaintiff(s): Garlick & Bousfield, 7 Torsvale Crescent, La Lucia Ridge Office Estate, La Lucia. Telephone: 031-5705316. Attorney Ref: L1944/20.

**Case No: D6142/2022**

**Docex: 91**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Unathi Mdlankomo, Judgment Debtor**

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

**2023-07-31, 10:00, Port Shepstone Sheriff's Offices, No 17A Mgazi Avenue, Umtentweni, Port Shepstone**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted on 8 February 2023 against the Judgment Debtor for money owing to the Execution Creditor and an order declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 31st July 2023 at 10h00 by the Acting Sheriff for Port Shepstone Higher/Lower Court at the Sheriff's offices at No 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder: **PROPERTY DESCRIPTION:** 1. A unit consisting of :-a) Section No.12 as shown and more fully described on Sectional Plan SS 134/1986 in the scheme known as ITHACA, in respect of the land and building or buildings situate at Margate, in the Ray Nkonyeni Municipality, 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 under Deed of Transfer No. ST 9968/2017 **PHYSICAL ADDRESS:** Unit 12 (Door 11), 2 Wilkie Road, Margate, KwaZulu-Natal. Magisterial District - Port Shepstone. **IMPROVEMENTS:** The following information is furnished, but not guaranteed, single storey consisting of: plastered walls, other roof, tile floors, lounge and dining room combined, kitchen, 1 bedroom, carport. Boundary: Fenced, swimming pool, braai area paved (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). **ZONING:** Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be

furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4. Should the purchaser take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 6. The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy. 7. Advertising costs at current publication rates and sale costs according to the court rules apply. 8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars c) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; d) Registration conditions; and

Dated at UMHLANGA ROCKS, 2023-06-15.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.1093.

**Case No: D6625/2021**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and  
Kashalin Naidoo, Identity Number: 780916 5059 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, at 4 Arbuckle Road, Windermere, Morningside, Durban**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on the 3 August 2023 at 10h00, at 4 Arbuckle Road, Windermere, Morningside, Durban, to the highest bidder subject to a court reserve price if any:

1. A unit consisting of - (a) Section No.30 as shown and more fully described on Sectional Plan No. SS115/1989 in the scheme known as MARINE TOWERS in respect of the land and

building or buildings situate at Durban, in the eThekwin Municipality Area, of which section the floor area, according to the said sectional plan, is 86 (Eighty Six) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No: ST31056/2019 and Subject to such conditions as set out in the aforesaid Deed, and more especially subject to a restraint against free alienation in favour of the Trustees of the Body Corporate from time to time.

physical address: Unit 30 Marine Towers, 34 Sol Harris Crescent, Durban.

zoning: general residential(nothing guaranteed)

improvements: the following information is furnished but not guaranteed:

A flat comprising of - 1 lounge, 1 dining room. 1 kitchen, 2 bedrooms, 1 bathroom, 1 shower, 2 toilets. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the Sheriff's office, 4 Arbuckle Road, Windermere, Morningside, Durban. The office of the acting Sheriff for Durban Coastal will conduct the sale with auctioneer G S 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 R 15 000.00 in cash.

D) Registration conditions

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 4 Arbuckle Road, Windermere, Morningside, Durban. Strauss daly Inc, Ref: Fir93/1412.

Dated at UMHLANGA, 2023-06-26.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1412. Attorney Acct: Thobani Mthembu.

**Case No: D4147/2020**

**Docex: Docex 27**

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

**In the matter between: TTHE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and JOHN JOSEPH BONNER, First Respondent and MELANIE BONNER, Second Respondent**

**NOTICE OF SALE IN EXECUTION**

**2023-08-02, 10:00, at the SHERIFF'S OFFICE, PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 02 AUGUST 2023 at 10H00 at the SHERIFF'S OFFICE, PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, to the highest bidder, subject to the reserve being R500 000.00: PORTION 2 OF ERF 3172 PINETOWN, REGISTRATION DIVISION FT. PROVINCE OF KWAZULU-NATAL, IN EXTENT 2425 (TWO THOUSAND FOUR HUNDRED AND TWENTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T25835/07 PHYSICAL ADDRESS: 20 SANDERSON ROAD, COWIES HILL MAGISTERIAL DISTRICT - PINETOWN. ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS: The following information is furnished but not guaranteed: Average Condition, Double Storey with tiled roof, plastered interior walls and face brick exterior walls. MAIN DWELLING: 1 lounge, 1 dining room, 1 kitchen, 1 family room, 3 bedrooms, 2 bathrooms, 2 garages. STAFF ROOM: 1 bedroom, 1 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 EFT immediately on the knock down of the sale and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction and a full advertisement is available 24hours before the auction at the office of the Sheriff for Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The office of the Sheriff for Pinetown will conduct the sale with auctioneers Mr N B Nxumalo and/or S Raghoo. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, PINETOWN 15 DAYS PRIOR TO SALE. REF: MRS CHETTY / S1272/8985/AS

Dated at Umhlanga, 2023-06-19.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705619. Fax: 0315705796. Attorney Ref: S1272/8985. Attorney Acct: THOBANI MTHEMBU.

**Case No: D544/2019**

**Docex: DOCEX 27**

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

**In the matter between: FirstRand Bank Limited, Plaintiff, Plaintiff and Kaz Deneki Pape, Identity Number: 700512 0787 18 1, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-31, 10:00, at the office of the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone**



This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on the 31 JULY 2023 at 10h00 at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder with a reserve price if any.

Erf 739 Southbroom Extension 6, Registration Division E.T, Province of Kwazulu-Natal, in extent 2700 (two thousand seven hundred) square metres. held by deed of transfer no.T29815/06 subject to the conditions therein contained

physical address: 5 Eyles Place, Southbroom

zoning: special residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed: vacant land

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni. The office of the Sheriff Port Shepstone will conduct the sale with the Sheriff MAB MAHLANGU. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone.

Dated at UMHLANGA, 2023-06-07.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1232. Attorney Acct: Thobani Mthembu.

**Case No: 555/2017**

**Docex: docex 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and NOAH KIM PEREA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-03, 12:00, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 12 December 2018 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on the 03 AUGUST 2023 at 12H00 subject to a reserve price by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) - "in accordance with the consumer protection Act 2008 as Amended". PROPERTY DESCRIPTION: ERF 427 COEDMORE REGISTRATION DIVISION F.T, PROVINCE OF KWAZULU - NATAL, IN EXTENT 1 012 (ONE THOUSAND AND TWELVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T18868/2012 The property is situated at: 11 DOVE CRESCENT, COEDMORE, YELLOWWOOD PARK

Magistral District of: Ethekwini Improvements: "in this respect nothing is guaranteed" MAIN BUILDING: DOUBLE STOREY FREESTANDING WITH OPEN PATIO AREA WITH STEEL RAILING ON SIDES, PLASTERED BLOCK WALLS, TILED ROOF, TILED FLOOR, 1 OPEN DINING ROOM AND LOUNGE, 1 STUDY, 3 BEDROOMS FULLY FITTED - MAIN BEDROOM HAS ENSUITE, 1 KITCHEN, 1 SCULLERY FITTED WITH CUPBOARD, 1 BATHROOM, 1 SHOWER, 1 TOILET. MAIN BUILDING (BOTTOM LEVEL): 1 BEDROOM, 1 KITCHEN, 1 TOILET, 1 SHOWER OTHER: BUILT-IN BRAAI AREA AND UNDERCOVER KOI POND WATER FEATURE. OUT BUILDING: SINGLE STOREY, SEMI-ATTACHED BLOCK PLASTERED WALLS WITH TILED ROOF AND TILED

FLOORS. 1 OPEN DINING ROOM AND LOUNGE, 2 BEDROOMS, 1 KITCHEN FULLY FITTED WITH CUPBOARDS, SHOWER AND 1 TOILET. GRANNY COTTAGE: 2 BEDROOMS FULLY FITTED, 1 TOILET AND SHOWER 2 DOUBLE GARAGES, SWIMMING POOL, PAVING, BOUNDARY: BRICK PLASTERED FRONT WITH STEEL GATE, SIDES FENCED WITH PALASADE FENCING, WINDOWS AND DOORS WITH BURGLAR GUARDS, AIR CONDITIONERS - OTHER ROOMS, CEILING FANS - OTHER ROOMS (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of DURBAN SOUTH, situated at UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Plaintiff at the address mentioned hereunder. The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputy. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale, The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or 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 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 from the date of occupation to the date of sale.

Advertising cost at current publication rate and sale cost 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) All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

C) All bidders to present their Identity Document together with their proof of residence for FICA compliance.

D) All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

E) 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, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. REF: MRS CHETTY/S1272/8468/AS

Dated at Umhlanga, 2023-06-26.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705619. Fax: 0315705796. Attorney Ref: S1272/8468. Attorney Acct: THOBANI MTHEMBU.

**Case No: 8451/2022**

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

**In the matter between: IDF FutureFund (Pty) Ltd (Registration No.: 2015/092681/07), 1st Plaintiff and IDF Good Chemistry Fund (Pty) Ltd (Registration No.: 2015/092681/07), 2nd Plaintiff and Afrobotanics (Pty) Ltd (Registration No.: 20122/002811/07), 1st Defendant and Ntombenhle Innocentia Gcebille Kathwane, 2nd Defendant**

#### NOTICE OF SALE IN EXECUTION

**2023-07-24, 11:00, 129 ELLMAN STREET, SUNDERLAND RIDGE, CENTURION, 0157**

The Execution Creditors obtained judgment against the First Execution Debtor in the High Court of South Africa, Gauteng Local Division, Johannesburg, the following movables property will be sold in execution to the highest bidder without a reserve price by the Sheriff Centurion West on 24 July at 11h00 at 129 Ellman Street, Sunderland Ridge, Centurion namely:

1. STEEL TABLES X5
2. VARIOUS CRATES
3. LABELLING MACHINE X2
4. DELTA LABELLING MACHINE
5. SHRINKING MACHINE CBSE-5040A PE FILM
6. VARIOUS HAIR PRODUCTS
7. MIMAKI CJV 150-130 MACHINE

8. BOSCH HEAT GUNS X2
  9. FILLING MACHINE (BAUER) X5
  10. STEEL DRUMS X4
  11. FILLING MACHINE X3
  12. VARIOUS PLASTIC DRUMS
  13. AIRTAC CYLINDER (MODEL SC80X2705)
  14. VARIOUS CHAIRS
  15. BLUE COMPRESSOR MACHINE X2
  16. PLATE STOVE X2
  17. VARIOUS WATER TANKS (PLASTIC)
  18. BERMIXER PRO (650W)
  19. VARIOUS PLASTIC PACKAGING FOR PRODUCTS
  20. SMALL STEEL TANKS X2
  21. VARIOUS BOXES
  22. STEP LEDDER X2
  23. STEEL WOOD PRODUCT CARRER X5
  24. VARIOUS PALLETS
  25. GREEN COUCH X2
  26. TABLES X2
  27. APPLE COMPUTER
  28. OFFICE CHAIR AND TABLE
- Dated at SANDTON, 2023-07-05.

Attorneys for Plaintiff(s): RAMS ATTORNEYS, 3RD FLOOR, 70 GRAYSTON DRIVE, SANDTON.  
Telephone: 011 883 2235/6. Fax: 086 680 3731. Attorney Ref: K Motshwane / P Marobe/ LJ M00998.

Case No: D12389/2018

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

**In the matter between: VD SONI JEWELLERS CC - EXECUTION CREDITOR and SYDNEY PANDARAM - FIRST RESPONDENT/EXECUTION DEBTOR and MELANIE PANDARAM - SECOND RESPONDENT/ EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-07-26, 10H00, AT THE SHERIFF OFFICE 18 SUZUKA ROAD WESTMEAD PINETOWN**

In terms of a judgment of the above honourable court a sale in execution issued on 26 January 2021 a sale in execution will be held on Wednesday 26th July 2023 at 10h00 by the sheriff of the court Pinetown. The sale will take place at No. 18 Suzuka Road, Westmead, Pinetown to the highest bidder:

the description whereof is:

(a) ERF 1170 HILLCREST, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL,  
IN EXTENT 8 88M2 (EIGHT HUNDRED AND EIGHTY-EIGHT SQUARED METRES),

(b) Physical Address: 36 Greenvale Village, Shongweni Road, Hillcrest KwaZulu-Natal.

Held by Deed of transfer No. T25388/2005

IMPROVEMENTS:

The property consists of the following: 3 bedrooms, 2 ensuites with kitchen, lounge, dining room and bathroom and toilet and a double garage and a swimming pool.

ZONING Residential (NOTHING GUARANTEED)

The sale shall be subjected to the terms and conditions of the Superior Courts Act and the Rules made thereunder and to the provisions of the Consumer Protection Act, no 68 of 2008, and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1 April 2011, Regulation 293 whereof a copy can be obtained at [www.gpwonline.co.za](http://www.gpwonline.co.za) The Purchaser (other than the execution creditor) shall pay a deposit of 10 % of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of the Sheriff of the court Pinetown at No. 18 Suzuka Road, Westmead Pinetown, during office hours 15 Days prior to the date of sale.

TAKE FURTHER NOTICE THAT: 1. The sale is a sale in execution pursuant to a judgement obtained in the above honourable court. 2. The rules of this auction and a full advertisement is available 24 hours prior to the auction at the office of the Sheriff for Pinetown No. 18 Suzuka Road, Westmead Pinetown. 3. Registration as a buyer is a prerequisite subject to the specific conditions inter alia: (a) DIRECTIVE OF THE CONSUMER PROTECTION ACT 68 OF 2008 ([urlhttp://www.info.gov.za/view/downloadFileaction?id=99961](http://www.info.gov.za/view/downloadFileaction?id=99961))(b) FICA LEGISLATION i.r.o PROOF OF IDENTITY AND ADDRESS PARTICULARS (c) PAYMENT OF A REGISTRATION FEE OF R 15 000, 00 IN CASH(d) REGISTRATION OF CONDITIONS. The office of the sheriff for Pinetown will conduct the sale with the Auctioneer being N.B Nxumalo/Mrs S Raghuo. Advertising costs at current publication rates and sale costs according to the rules apply.

DATED AT DURBAN ON THIS 22ND DAY OF JUNE 2023

EXECUTION CREDITOR'S ATTORNEY, A.Y ATTORNEYS INC, SUITE 407 MILLENNIUM TOWERS, 8 SOLSTICE ROAD, UMHLANGA. (031) 201 1975. Email: [ayusuph@yainc.co.za](mailto:ayusuph@yainc.co.za).

Dated at UMHLANGA ROCKS, 2023 06 26.

Attorneys for Plaintiff(s): A.Y ATTORNEYS INC, SUITE 407 MILLENNIUM TOWERS, 8 SOLSTICE ROAD, UMHLANGA 4319. Telephone: 0312011975. Fax: 031 2011975. Attorney Ref: V002/001.

Case No: D12389/2018

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

**In the matter between: VD SONI JEWELLERS CC - EXECUTION CREDITOR and SYDNEY PANDARAM - FIRST RESPONDENT/EXECUTION DEBTOR and MELANIE PANDARAM - SECOND RESPONDENT/ EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-07-26, 10H00, AT THE SHERIFF OFFICE 18 SUZUKA ROAD WESTMEAD PINETOWN**

In terms of a judgment of the above honourable court a sale in execution issued on 26 January 2021 a sale in execution will be held on Wednesday 26th July 2023 at 10h00 by the sheriff of the court Pinetown. The sale will take place at No. 18 Suzuka Road, Westmead, Pinetown. to the highest bidder:

the description whereof is:

(a) ERF 1170 HILLCREST, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 8 88M2 (EIGHT HUNDRED AND EIGHTY-EIGHT SQUARED METRES),

(b) Physical Address: 36 Greenvale Village, Shongweni Road, Hillcrest KwaZulu-Natal.

Held by Deed of transfer No. T25388/2005

IMPROVEMENTS:

The property consists of the following: 3 bedrooms, 2 ensuites with kitchen, lounge, dining room and bathroom and toilet and a double garage and a swimming pool.

ZONING Residential (NOTHING GUARANTEED)

The sale shall be subjected to the terms and conditions of the Superior Courts Act and the Rules made thereunder and to the provisions of the Consumer Protection Act, no 68 of 2008, and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1 April 2011, Regulation 293 whereof a copy can be obtained at [www.gpwonline.co.za](http://www.gpwonline.co.za) The Purchaser (other than the execution creditor) shall pay a deposit of 10 % of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of the Sheriff of the court Pinetown at No. 18 Suzuka Road, Westmead Pinetown, during office hours 15 Days prior to the date of sale.

TAKE FURTHER NOTICE THAT: 1. The sale is a sale in execution pursuant to a judgement obtained in the above honourable court. 2. The rules of this auction and a full advertisement is available 24 hours prior to the auction at the office of the Sheriff for Pinetown No. 18 Suzuka Road, Westmead Pinetown. 3. Registration as a buyer is a prerequisite subject to the specific conditions inter alia: (a) DIRECTIVE OF THE CONSUMER PROTECTION ACT 68 OF 2008 ([urlhttp://www.info.gov.za/view/downloadFileaction?id=99961](http://www.info.gov.za/view/downloadFileaction?id=99961))(b) FICA LEGISLATION i.r.o PROOF OF IDENTITY AND ADDRESS PARTICULARS (c) PAYMENT OF A REGISTRATION FEE OF R 15 000, 00 IN CASH(d) REGISTRATION OF CONDITIONS. The office of the sheriff for Pinetown will conduct the sale with the Auctioneer being N.B Nxumalo/Mrs S Raghuo. Advertising costs at current publication rates and sale costs according to the rules apply.

DATED AT DURBAN ON THIS 22ND DAY OF JUNE 2023

EXECUTION CREDITOR'S ATTORNEY, A.Y ATTORNEYS INC, SUITE 407 MILLENNIUM TOWERS, 8 SOLSTICE ROAD, UMHLANGA. (031) 201 1975. Email: [ayusuph@yainc.co.za](mailto:ayusuph@yainc.co.za).

Dated at UMHLANGA ROCKS, 2023 06 26.

CONTINUES ON PAGE 130 OF BOOK 2

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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Attorneys for Plaintiff(s): A.Y ATTORNEYS INC, SUITE 407 MILLENNIUM TOWERS, 8 SOLSTICE ROAD, UMHLANGA 4319. Telephone: 0312011975. Fax; 031 2011975. Attorney Ref: V002/001.

**Case No: 6749/2021P**  
**Docex; 10, Pietermaritzburg**

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

**In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Rukmin Beharie, First Execution Debtor, Rajkiren Beharie N.O (In his capacity as executor for Estate Late Bissoonram Beharie), Second Execution Debtor**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2023-07-28, 10:00, Unit 3, 1 Court Lane, Verulam, KwaZulu-Natal**

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the Higher and Lower Courts, for Inanda Area 1 situate at Unit 3, 1 Court Lane, Verulam, KwaZulu-Natal on 28 July 2023 at 10H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale: ERF 516 PALMVIEW, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T36601/1995 ("the immovable property"); The following information is furnished regarding the property, though in this respect, nothing is guaranteed:

1. The property's physical address is: 161 Desertpalm Gardens, Palmview, Phoenix, KwaZulu-Natal (In the Magisterial District of Verulam);

2. The improvements consist of: A single storey block brick under tile roof dwelling with tiled floor comprising of 3 bedrooms with built-in cupboards, 1 bathroom, a toilet, lounge, kitchen and dining room. The property is fenced. Yard is paved and has 1 outbuilding which has 1 room with a shower and a toilet. The main bedroom and lounge have aircons.

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

TAKE FURTHER NOTICE that:

1. This sale is a Sale in Execution pursuant to a judgment obtained in the above Honourable Court on 06 December 2021;

2. The property shall be sold by the Sheriff for the Higher and Lower Courts, Inanda Area 1, to the highest bidder, subject to a reserve price in the amount of R652 000.00;

3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for the Higher and Lower Courts, for Inanda Area 1, Unit 3, 1 Court Lane, Verulam;

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

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

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

c) Refundable deposit of R10 000.00 in cash only;

d) Registration conditions.

5. The office of the Sheriff Inanda Area 1 will conduct the sale with auctioneer, Mr T A Tembe;

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

7. The conditions of sale and the rules of auction may be inspected at the Sheriff's office, Unit 3, 1 Court Lane, Verulam.

Dated at Pietermaritzburg, 2023-05-31.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, 170 Peter Brown Drive, Victoria Country Club Estate, Montrose, Pietermaritzburg. Telephone: 033 355 3120. Attorney Ref: N Jooste/Seema/36218325.

Case No: 5456/2022

Docex: DOCEX 3, BLOEMFONTEIN

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SELEMELA SIMON LEHARE (ID NUMBER: 730330 5400 088), 1<sup>st</sup> Defendant and LERATO AUGUSTINA LEHARE (ID NUMBER: 780612 0834 083), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-02, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN**

In pursuance of a judgment of the above Honourable Court dated 4 May 2023 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 2 August 2023 at 10:00 at before the Sheriff of BLOEMFONTEIN EAST held at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

A unit consisting of -

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS32/1982, in the scheme known as GOLAN HEIGHTS in respect of the land and building or buildings situate at BLOEMFONTEIN MANGAUNG METROPOLITAN MUNICIPALITY of which section the floor area, according to said sectional plan, is 189 (ONE HUNDRED AND EIGHTY-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 ST3210/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ALSO KNOWN AS: UNIT 6, GOLAN HEIGHTS, BREE STREET, HILTON, BLOEMFONTEIN

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN BUILDING: 1X ENTRANCE, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 2X BATHROOMS. OUTBUILDING: 1X GARAGE, 1X CARPORT. (NOT GUARANTEED)

The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) days after the date of the Sale.

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, BLOEMFONTEIN EAST, NO. 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)).

2. Fica-legislation in respect of identity & address particulars.

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST (P. ROODT) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-06-02.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NL2425.

Case No: 4581/2022

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

In the matter between: **NEDBANK LIMITED - EXECUTION CREDITOR and TSHIFIWA TREVOR MUCHOCHO - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-02, 10:00, The Sheriff's Office, 74 SADC STREET, MIDDELBURG, 1050**

DESCRIPTION:

PORTION 72 OF ERF 7740 MIDDELBURG EXTENSION 23 TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA/ MEASURING 240 (TWO HUNDRED AND FORTY) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T15784/2008 /SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

Main dwelling - residential home: HOUSE WITH TILED ROOF/ 2X BEDROOM / 1X BATHROOM / 1X TOILET / 1 OPEN PLAN KITCHEN WITH LOUNGE, TILED FLOOR/ 1X LAPA. FENCING: BRICKS. Nothing in this regard is guaranteed. / 1. The sale shall be held with a court reserve of R500 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 CENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 74 SADC STREET, MIDDELBURG, 1050/ 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2022-05-25.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: M MARITZ/ NED4/0180.

**Case No: 6531/2022**

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

**In the matter between: NEDBANK LIMITED (Execution Creditor) and ELAINE SCHOEMAN N.O IN HER CAPACITY AS EXECUTRIX IN THE ESTATE LATE MARY-ANN KASSELMAN (First Execution Debtor) and JOACHIM PETRUS KASSELMAN (Second Execution Debtor)**

NOTICE OF SALE IN EXECUTION

**2023-07-27, 10:00, THE SHERIFF'S OFFICES AT 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on THURSDAY 27 JULY 2023 at 10h00 at THE SHERIFF'S OFFICES AT 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING consisting of:

ERF 58 SPRINGCOL TOWNSHIP REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG

IN EXTENT 913 (NINE HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T131019/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

THE PROPERTY IS ZONED: RESIDENTIAL

ALSO KNOWN AS: 8 NERINA STREET, SPRINGCOL, VEREENIGING

COMPRISING - (not guaranteed) - DWELLING WITH 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, TOILET, BATHROOM & GARAGE.

The Sale shall be by Public Auction subject to a reserve price of R200 000,00 to the highest bidder, subject to the High Court Act and Rules.

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

2. The full conditions of sale may be perused at the offices of the Sheriff of the Court of VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING and will be read out by the Auctioneer prior to the Sale.

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

4. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the office of the Sheriff of the court of VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING.

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

- a) In accordance to the Consumer Protection Act 68 of 2008.
- b) FICA-legislation requirements: proof of ID and residential address.
- c) Payment of a registration fee of R15 000,00 in cash or as approved by the Sheriff.
- d) Registration conditions.

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

Dated at DURBANVILLE, 2023-05-17.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/ST/SD/W0041253.

**Case No: 2022/393**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FirstRand Bank Limited, Plaintiff and Sithole, Promise Sithembiso, First Defendant and Sithole, Lerato Ella, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-03, 10:00, Sheriff Vereeniging, 91 General Hertzog, Three Rivers**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 3 August 2023 at 10H00 at Sheriff's Office Sheriff Vereeniging, 91 General Hertzog, Three Rivers of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 3155 Stretford Extension 1 Township, Registration Division I.Q., The Province of Gauteng, in extent 264 (two hundred and sixty four) square metres; Held by the judgment debtor under Deed of Transfer T77302/2009; Physical address: No 3155, Stretford Ext 1, Vereeniging, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:

Improvements: 1 x lounge, 1 x kitchen, 3 x bedrooms, 2 x bathrooms, 2 x wc, 1 x carport.

Terms: The sale is with reserve price of R200,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale.

Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Vereeniging, 91 General Hertzog, Three Rivers.

Dated at HydePark, 2023-05-31.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1ST Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bw/FF004116.

**Case No: D11760/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and Renee Constance Burton (Identity number: 800504 0055 080), Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property as described below will be put up for auction on the 3RD day of AUGUST 2023 at 10H00 at the SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN: consists of:

Property Description:



## A UNIT CONSISTING OF -

a) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS170/1991, IN THE SCHEME KNOWN AS 280 MONTEPELIER ROAD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, ETHEKWINI MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 135 (ONE HUNDRED AND THIRTY FIVE) SQUARE METRES IN EXTENT; AND

b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST 030675/2013 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

PHYSICAL ADDRESS: SECTION 4, 280 MONTEPELIER ROAD, WINDERMERE, MORNINGSIDES, DURBAN, KWAZULU-NATAL, 4001, in the Magisterial District of Durban.

ZONING: GENERAL RESIDENTIAL

IMPROVEMENTS (FURNISHED BUT NOT GUARANTEED)

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a duplex consisting of a main dwelling with: 3 bedrooms; 1 en suite; 2 bathrooms; 2 toilets (upstairs); 1 toilet (downstairs); 1 combined lounge and dining room; 1 kitchen with built-in cupboards; concrete walls; concrete roofing; tiled floors; 1 swimming pool, 1 drive in lock up garage.

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

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of Auction is available 24 hours before the auction at the office of SHERIFF'S OFFICE, SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

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

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

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

(d) Registration conditions.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or SD NAICKER.

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

Dated at La Lucia, 2023-06-29.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT20905.

**Case No: 787/2020**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Absa Bank Limited [1986/004794/06] Plaintiff and Petronella Susara Hobbs  
Defendant**

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

**2023-08-04, 10:00, Sheriff Vryburg, 8 Fincham Street, Vryburg**

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, North West Division, Mahikeng, as per Court Order dated 18 March 2022 at the office of the Sheriff Vryburg, 8 Fincham Street, Vryburg, on 4 August 2023 at 10:00 to the highest bidder. Full conditions of sale can be inspected

at the office of the Sheriff Vereeniging, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 9 (A Portion of Portion 7) of the farm Mooifontein Oost 2, Registration Division H.O., North-West Province, Measuring 2141 Square metres, Held by Deed of Transfer No. T62346/2009

Also known as: Portion 9 (A Portion of Portion 7) of the farm Mooifontein Oost 2 also known Portion 9 (A Portion of Portion 7) of the farm Mooifontein Oost 2, North West Province

Zoned: Residential

Nothing guaranteed in this regard: Inside structure of house found demolished, Outbuilding: 2 x zinc dams & windmill with borehole. 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. 1.1 Proof of residential address.

Dated at Pretoria, 2023-07-07.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/0890.

**Case No: 30936/2017**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa limited (1962/000738/06) Plaintiff and George Tembe Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-04, 14:00, Sheriff Brakpan, 612 Voortrekker Road, Brakpan**

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 to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, by Court Order dated 15 September 2022 at the office of the Sheriff Brakpan at 612 Voortrekker Road, Brakpan, on 4 August 2023 at 14:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff of Brakpan at the same address as above, and will also be read out prior to the sale. Please note that no guarantee and/or warranties are given with regard to the description and/or improvements.

Description: Erf 7985 Tsakane Township, Registration Division I.R., Province of Gauteng, Measuring 267 square metres, Held by Deed of Transfer no T 5035/2011

Also Known as: Erf 7985 Tsakane Township, also known as 7985 Paarl Street, Tsakane, Brakpan, Gauteng Province

Zone : Residential

Nothing is guaranteed in this regard:

Improvements: 2 x bedrooms, 1 x bathroom, lounge, Outbuilding: garage, 1 outside room, 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, 2023-07-07.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9281.

**Case No: 3867/2022**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of S A Limited (1962/000738/06) Plaintiff and Tshepo Emmanuel Mokoena, First Defendant and Maikanyo Marriam Mokoena, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-03, 10:00, Sheriff Vereeniging, 91 General Hertzorg Street, Three Rivers, Vereeniging**

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

Gauteng Division, Pretoria, as per Court Order Dated 5 December 2022, at the office of the Sheriff Vereeniging at, 91 General Hertzog Street, Three Rivers, Vereeniging on 3 August 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of The Sheriff Vereeniging, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Remaining Extent of Erf 2419 Three Rivers Extension 2 Township,

Registration Division: I.Q., The Province of Gauteng, In extent 1686 square metres,

Held by Deed of Transfer no. T 41993/2014

Street Address: Remaining Extent of Erf 2419 Three Rivers Extension 2 Township also known as 257 General Hertzog Road, Three Rivers, Vereeniging, Gauteng Province

Zone : Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of:: Tiled Roof, 3 x bedrooms, kitchen, lounge, dining room, toilet, bathroom, 2 garages and carport. 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, 2023-07-07.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10299.

**Case No: 22080/2019**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and CHARLTON WAYNE LEE, 1<sup>st</sup> Defendant & ANGELIQUE IRENE LEE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-25, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Johannesburg West on 25th day of July 2023 at 10h00 at 139 Beyers Naude Drive, Franklin Roosevelt Park, of the Defendants property.

ERF 2630 RIVERLEA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 303 (THREE HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T10503/2008

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

("the Property)

SITUATED AT: 4 EDENVALK STREET, EXTENSION 3, RIVERLEA.

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

A dwelling consisting of: 3 X Bedrooms, 2 X Bathroom with toilet

Lounge, Kitchen.

Other Improvements: Single - Storey Building, Walling and Paving .

Inspect conditions of Sale at The Sheriff's Office, Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park.

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: M00217. Attorney Acct: KHUTSO NKUNA.

Case No: 22080/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: ABSA BANK LIMITED (Registration number 1986/004794/06), Plaintiff CHARLTON WAYNE LEE, 1<sup>st</sup> Defendant & ANGELIQUE IRENE LEE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-07-25, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Johannesburg West on 25th day of July 2023 at 10h00 at 139 Beyers Naude Drive, Franklin Roosevelt Park, of the Defendants property.

ERF 2630 RIVERLEA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 303 (THREE HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T10503/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS ("the Property")

SITUATED AT: 4 EDENVALK STREET, EXTENSION 3, RIVERLEA.

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

A dwelling consisting of: 3 X Bedrooms, 2 X Bathroom with toilet

Lounge, Kitchen,

Other Improvements: Single - Storey Building, Walling and Paving .

Inspect conditions of Sale at The Sheriff's Office, Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park.

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: M00217. Attorney Acct: KHUTSO NKUNA.

Case No: 6599/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(POLOKWANE)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ELIZABETH MARIA GROENEWALD PREVIOUSLY (VAN TONDER), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-03, 10:00, 08 SNUIFPEUL STREET, ONVERWACHT**

A Sale in execution will be held by the SHERIFF OF THE HIGH COURT LEPHALALE on 03RD day of AUGUST 2023 at 10h00 at the SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT, of the Defendants' property, described below with the reserve price of R700 000.00

A Unit consisting of:

(a) Section No 40 as shown and more fully described on Sectional plan No SS133/2010 in the scheme known as CRISTAL WATERS in respect of the land and building or buildings situate at ERF 4971 ELLISRAS EXTENSION 60 TOWNSHIP, LEPHALALE LOCAL AUTHORITY: MUNICIPALITY, of which section the floor area, according to the said sectional plan is 128 (ONE HUNDRED AND TWENTY-EIGHT) SQUARE METRES; and

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

Held by deed of transfer no. ST3326/2016

AND SUBJECT TO THE CONDITIONS AS MENTIONED IN DEED OF TRANSFER AND SUBJECT TO THE CONDITIONS OF THE HOMEOWNER'S ASSOCIATION CYCAD SEKURITEITSOORD VERENIGING INCORPORATED IN THE TERMS OF SECTION 21 NO. 2008/023143/08

[SITUATED AT: UNIT 40 SS CRISTAL WATERS, ELLISRAS EXTENSION 60 LEPHALALE] ("the property")

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

A dwelling consisting of:

3 X Bedrooms,

2 X Bathrooms,

Kitchen  
Lounge  
Dining Room &  
Garage.

Inspect conditions at SHERIFF'S OFFICE LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT.

TELEPHONE NUMBER: (014) 763 4128.

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: M00301. Attorney Acct: KHUTSO NKUNA.

**Case No: D7013/2019**

**Docex: 031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and MUZI EMWEL MALIMELA, FIRST DEFENDANT and THEMBISILE MALIMELA, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-03, 12:00, At the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamford Road (Mathews Meyiwa) Durban or online to register to participate- [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended)**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on 24 NOVEMBER 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on 3 AUGUST 2023 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended).

ERF 475 COEDMORE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1012 ONE THOUSAND AND TWELVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 640/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 54 PIGEON DRIVE, YELLOWWOOD PARK, DURBAN

Magisterial District of eThekweni

Improvements:

The main building is freestanding with walls comprising of brick, the roof is tiled

The flooring consists of tiles and wooden floors, 2 x lounges, 1 x dining room, 5 bedrooms 3 of which have built-in-cupboards, 1 x fully fitted kitchen, 1 pantry/scullery, 1 x bathroom, 2 x toilets, 1 en-suite

The lounge and bedrooms are fitted with air conditioners, there is a fire place

The outbuilding is freestanding with walls comprising of brick, the roof is tiled, the floors are tiled with 1 open plan room divided into a lounge, bedroom and kitchen with 1 bathroom and 2 toilets

The boundary of the property has concrete fencing, the property has a swimming pool, a jacuzzi and paving, 1 x Double garage

The house and the outbuilding is fitted with burglar guards, there are 2 verandas, the main gate is automated including the garage

THE PROPERTY IS ZONED RESIDENTIAL

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

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale,



The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or 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 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 from the date of occupation to the date of sale.

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

2. Fica- legislation: requirement of proof of Identity Document and residential address.

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

4. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers's card.

5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated deputy.

Dated at Durban, 2023-06-08.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 083 273 8094. Attorney Ref: ABSA/GUNKO.

**Case No: KZNDBNRC1312019**

**Docex: 031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and SIVANATHAN CHETTY, FIRST DEFENDANT**

**WASHIELA CHETTY, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**22023-08-07, 09:00, the Sheriff's Office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM (registration closes at 08h50)**

The under mentioned property will be sold in execution on 7 AUGUST 2023 at 09h00 (registration closes at 08h50) at the Sheriff's Office at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM

Description: ERF 931 CASTLEHILL, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 513 (FIVE HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 9947/07

Physical Address: 34 OLDCASTLE PLACE, STEELCASTLE, CASTLEHILL, NEWLANDS WEST

Magisterial District of eThekweni

IMPROVEMENTS: The property is of brick under tile consisting of 2 x bedrooms carpeted, family lounge tiled, kitchen is tiled with built-in-cupboards and a breakfast nook, 2 x toilets tiled, 1 x bathroom tiled with a tub and wash basin, 1 x toilet and bathroom combined, sliding doors

The driveway is tarred, block fencing, there are burglar guards

THE PROPERTY IS ZONED: RESIDENTIAL

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

The full conditions of sale shall lie for inspection at the Office of the Sheriff for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam for 15 days prior to the date of sale.

TAKE FURTHER NOTE THAT;

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

2. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Inanda District Two, 82 Trevenen Road, Lotusville, Verulam.

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

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

- (b) FICA - legislation in respect of proof of identity and address particulars.
- (c) Payment of a Registration Fee of R10 000,00 in cash only.
- (d) Registration conditions.
- 4. The material terms are 10% deposit, balance payable on transfer, guarantees within 14 days of sale. The full conditions can be inspected at the offices of the Sheriff, Inanda District Two, 82 Trevenen Road, Lotusville, Verulam, KwaZulu-Natal.
- 5. Only registered bidders will be allowed in to the auction room.
- 6. The office of the Sheriff for Inanda District Two will conduct the sale with auctioneers R R Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).
- 7. Advertising costs at current publication rates and sale costs according to Court rules, apply.
- 8. Strict COVID 19 Government Regulations apply. We have the right to dis-allow persons that do not adhere to the Regulations.

Dated at Durban, 2023-05-26.

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

**Case No: 393/2021**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and NAJMIE BENJAMIN (IDENTITY NUMBER: 630429 5162 08 5), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-03, 11:00, Sheriff of the High Court Somerset West at 20 Saint Emillion Road, Die Wingerd, Somerset West**

In pursuance of a judgment and warrant granted on in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 3 August 2023 at 11:00 by the Sheriff of the High Court Somerset West at 20 Saint Emillion Road, Die Wingerd, Somerset West to the highest bidder:-CERTAIN: ERF 6166 SOMERSET WEST SITUATED: 20 Saint Emillion Road, Die Wingerd, Somerset West, 7130, MAGISTERIAL DISTRICT: Cape Town South, REGISTRATION DIVISION: IN THE CITY OF CAPE TOWN DIVISION STELLENBOSCH, PROVINCE WESTERN CAPE, MEASURING:1080 (ONE THOUSAND AND EIGHTY) SQUARE METRES Improvements:The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL 3 x Bedrooms; 1 x Swimming pool; Double garage; 2 x Kitchens; Open plan lounge/Dining space; and 3 x Bathrooms. HELD by the DEFENDANT, NAJMIE BENJAMIN (IDENTITY NUMBER: 630429 5162 08 5) , under his name under Deed of Transfer No. T51121/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Somerset West at Unit 17, Killarney Plaza, 2 Killarney Avenue, Killarney Gardens, Cape. ATTORNEY FOR PLAINTIFF, c/o LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHDOLD WAREHOUSE BUILDING, FIR STREET, OBSERVATORY, CAPE TOWN, 7925, TEL: (021) 003 4000, FAX: 086 526 4533, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 8174843, FAX: 086 673 0252, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za). REF. SR/WE/lc000196

Dated at Pretoria, 2023-07-05.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHDOLD WAREHOUSE BUILDING, FIR STREET, OBSERVAT. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000196.

**Case No: 2022/9907****IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division)****In the matter between: Nedbank Limited, Execution Creditor and Aucamp, Pieter Jacob (Id No. 7902025020082), Judgment Debtor****NOTICE OF SALE IN EXECUTION****2023-07-27, 11:00, Acting Sheriff Randburg South West, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale with a reserve price of R200000.00 will be held by the Acting Sheriff Randburg South West at 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall on the 27th day of July 2023 at 11h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Acting Sheriff Randburg South West at 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 19 as shown and more fully described on Sectional Plan No. SS23/2007 in the scheme known as Rainy Hill in respect of the land and building or buildings situate at Erf 1002 Ferndale Township, City of Johannesburg, of which section the floor area, according to the said sectional plan, is 47 (forty seven) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan (Held by Deed of Transfer No. ST89528/2007). Situated at Door No. 104 Rainy Hill, Bram Fischer Drive, Ferndale, Randburg. Improvements: (none of which are guaranteed) consisting of the following: Main building: 2 Bedrooms, Bathroom, Lounge, Kitchen. Outbuildings: None. Constructed: Brick under cement. Terms: 10% (ten percent) of the purchase price to be paid on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00 in total, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtor for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Acting Sheriff's office, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, during office hours. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 (refundable) registration fee one (1) day prior to the sale, EFT or bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price via EFT or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Sheriff or his/her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 2023-05-18.

Attorneys for Plaintiff(s): Rossouws Leslie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011)7269000. Fax: (011)7263855. Attorney Ref: M0026702/N Roets/R Beetge.

**Case No: 2020/29097****IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division)****In the matter between: Nedbank Limited, Execution Creditor and Smart, Bradley Steven (Id No. 7605215186080), 1st Judgment Debtor and Smart, Rene Lucille (previously Marshall) (Id No. 7108160173088), 2nd Judgment Debtor****NOTICE OF SALE IN EXECUTION****2023-07-27, 11:00, Acting Sheriff Randburg South West, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale with a reserve price of R1800000.00 will be held by the Acting Sheriff Randburg South West, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall on the 27th day of July 2023 at 11h00 of the undermentioned property of the Judgment Debtors on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Acting Sheriff Randburg South West at 24 Rhodes Street, Kensington B, Randburg (short description of the property, situation and street number). Certain: Erf 596 Boskruin Extension 16 Township, Registration Division I.Q., The Province of Gauteng and also known as 16 Sandra Crescent, Boskruin Ext. 16 (Held by Deed of Transfer No. T75200/2004). Measuring: 828 (Eight Hundred and Twenty Eight) square metres. Improvements: (none of which are guaranteed) consisting of the following: Main building: 4 Bedrooms, 4 Bathrooms, Dining room, Lounge, Kitchen, Laundry. Outbuildings: 1 Garage, Swimming pool. Constructed: Brick under tiles. Terms: 10% (ten percent) of the purchase price to be paid on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00 in total, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Judgment Debtors for money owing to the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, 24 Rhodes Street, Kensington B, Randburg, during office hours. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document with proof of residence for FICA compliance. C) All bidders are required to pay R50000.00 (refundable) registration fee one (1) day prior to the sale, EFT or bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card. D) The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price via EFT or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. E) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7.1 of the conditions of sale. F) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration. The auction will be conducted by the Sheriff or his/her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Johannesburg, 2023-05-18.

Attorneys for Plaintiff(s): Rossouws Leslie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011)7269000. Fax: (011)7263855. Attorney Ref: M0023370/N Roets/R Beetge.

Case No: 1301/2020

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF PORT SHEPSTONE, HELD AT PORT UGU)

**In the matter between: HILLCREST BODY CORPORATE – APPLICANT and TERENCE THULANI NZAMA (Identity Number 600301 5469 081) - FIRST RESPONDENT, STANDARD BANK OF SOUTH AFRICA LIMITED - SECOND RESPONDENT and RAY NKONYENI LOCAL MUNICIPALITY - THIRD RESPONDENT**

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

**2023-07-31, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

In PURSUANCE of judgment in the Port Shepstone Magistrates Court and a Warrant of Execution issued on 15 November 2022, the property listed below will be sold in execution by the Sheriff Port Shepstone, on the 31st of July 2023 at Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, Port Shepstone, 1685, at 10h00am to the highest bidder.

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted againsts the defendant for money owing to the plaintiff.

The auction will be conducted by the Sheriff, MAB MAHLANGU or her deputy.

**PROPERTY:**

1. Unit 12 Door 13 Hillcrest Body Corporate, 11 Price Street, Port Shepstone and known as Hillcrest Body Corporate in respect of land and building situated at 11 Price Street, Port Shepstone, of which section the floor area is 143 square meters 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 ST66803/2004.

ALSO KNOWN AS: UNIT 12 DOOR 13 HILLCREST BODY CORPORATE, 11 PRICE STREET, PORT SHEPSTONE

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

The property comprising of: Double Storey, Plastered Walls, Tiled Roof, Tiled Floors, Lounge and Dining Room, Bathroom & Shower, 2 Bedrooms, Kitchen, Toilet, Bathroom and Toilet, Garage, Fenced Boundary.

**THE CONDITIONS OF SALE**

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

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his attorney, and shall be furnished to the sheriff within 10 days after the date of sale.

The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, Port Shepstone.

Dated at ROODEPOORT, 2023-06-23.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone, 4240.. Telephone: (011) 763 3050. Attorney Ref: VO/rc/HC1/0003.

**Case No: 8451/2022**

**IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Local Division, Johannesburg)

**In the matter between: IDF FutureFund (Pty) Ltd, 1st Plaintiff (Registration No.: 2015/092681/07), and IDF Good Chemistry Fund (Pty) Ltd, 2nd Plaintiff (Registration No.: 2015/092681/07), and Afrobotanics (Pty) Ltd, 1st Defendant (Registration No.: 20122/002811/07), and Ntombenhle Innocentia Gcebille Kathwane, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-24, 11:00, 129 ELLMAN STREET, SUNDERLAND RIDGE, CENTURION, 0157**

The Execution Creditors obtained judgment against the First Execution Debtor in the High Court of South Africa, Gauteng Local Division, Johannesburg, the following movables property will be sold in execution to the highest bidder without a reserve price by the Sheriff Centurion West on 24 July at 11h00 at 129 Ellman Street, Sunderland Ridge, Centurion namely:

1. STEEL TABLES X5
2. VARIOUS CRATES
3. LABELLING MACHINE X2
4. DELTA LABELLING MACHINE
5. SHRINKING MACHINE CBSE-5040A PE FILM
6. VARIOUS HAIR PRODUCTS
7. MIMAKI CJV 150-130 MACHINE
8. BOSCH HEAT GUNS X2
9. FILLING MACHINE (BAUER) X5
10. STEEL DRUMS X4
11. FILLING MACHINE X3
12. VARIOUS PLASTIC DRUMS
13. AIRTAC CYLINDER (MODEL SC80X2705)
14. VARIOUS CHAIRS
15. BLUE COMPRESSOR MACHINE X2
16. PLATE STOVE X2
17. VARIOUS WATER TANKS (PLASTIC)
18. BERMIXER PRO (650W)
19. VARIOUS PLASTIC PACKAGING FOR PRODUCTS



- 20. SMALL STEEL TANKS X2
- 21. VARIOUS BOXES
- 22. STEP LEDDER X2
- 23. STEEL WOOD PRODUCT CARRER X5
- 24. VARIOUS PALLETS
- 25. GREEN COUCH X2
- 26. TABLES X2
- 27. APPLE COMPUTER
- 28. OFFICE CHAIR AND TABLE

Dated at: SANDTON, 2023-07-05.

RAMS ATTORNEYS, 3RD FLOOR, 70 GRAYSTON DRIVE, SANDTON, Tel. 011 883 2235/6, Fax. 086 680 3731,  
Ref. K Motshwane / P Marobe/ LJ M00998.

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PAUC

## PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

### VENDOR AUCTIONEERS

**T.V. MATSHATSHE****(Master's Reference: T1823/22)**

INSOLVENT ESTATE AUCTION

**2023-07-19, 11:00, UNIT 10, SS LUBERON, 69 SPAANSRIET STREET, THE REEDS**  
TOWNHOUSE, THE REEDS | CENTURION

The unit offers:

- 2 Bedroom
- 1 Bathroom
- Lounge
- Kitchen
- Patio and garden
- Double Garage
- Flatlet with 1 x Bedroom, 1 x Bathroom, Lounge and Kitchen

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.vendor.co.za](http://www.vendor.co.za). Email: [monique@vendor.co.za](mailto:monique@vendor.co.za). Ref: 15332.

### Vans Auctioneers

**In Liquidation: Blue Horison Investments 11 (Pty) Ltd****(Master's Reference: T1081/16)**

LIQUIDATION AUCTION

COMMERCIAL & RESIDENTIAL STANDS IN LEDIBENG ECO ESTATE - LEPHALALE, LIMPOPO  
**2023-07-27, 10:00, LEDIBENG ECO ESTATE, GEORGE WELLS STREET, LEPHALALE, LIMPOPO**

Lot 1:

Erf 5284\* - Size: ± 3,9 ha

Commercial stand

Zoning: Institutional

Ideal for: Hospital/medical centre

Lot 2:

Erf 5638\* - Size: ± 5,5 ha

Commercial stand

Zoning: Residential 2

Ideal for: Dwellings

Lots 3-25:

Erf Sizes: ±457m<sup>2</sup> - 630m<sup>2</sup>

23 residential stands in Phase 1 of the Estate.

(Erf 5558\*, 5560\*, 5561\*, 5564\*, 5565\*, 5566\*, 5567\*, 5570\*, 5573\*, 5574\*, 5575\*, 5581\*, 5584\*, 5585\*, 5586\*, 5587\*, 5588\*, 5589\*, 5591\*, 5592\*, 5593\*, 5594\*, and 5616\*) To be offered separately.

\* All Erven of Ellisras, Extension 70, Registration Division LQ Province Limpopo

Auctioneer's note: Ideal opportunity for developers and those seeking a stand to build a house. Services in place for phase 1.

10% Deposit: Bidders to register & supply proof of identity and residence. Right reserved to add, combine or withdraw lots. 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

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanél.

**VENDOR AUCTIONEERS****R.F. JUNGO****(Master's Reference: T0089/23)****INSOLVENT ESTATE AUCTION****2023-07-18, 11:00, UNIT 18 CAPITOL HILL, 345 JUSTICE MAHOMED STREET, PRETORIA****APARTMENT, CAPITOL HILL | MUCKLENEUK**

The unit offers:

- 3 Bedrooms
- 1 Bathroom
- Lounge
- Kitchen

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditor.co.za](http://www.venditor.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: 15365.

**C&D Thompson Auctioneers****Wyndford Holiday Farm & Susanna's Valley****(Master's Reference: )**

Wyndford Holiday Farm &amp; Susanna's Valley

**2023-07-28, 11:00, 1 Caledonspoort Road, Caledonspoort, Fouriesburg**

Copy of ID as well as proof of address (Not older than 3 months) is required for registration. NO CASH WILL BE ACCEPTED.

Adriaan Michiel Thompson, 13 Nywerheidslaan, Bothaville, 9660. Tel: 056 515 1181. Fax: 086 558 2413. Web: <https://www.cdthompson.co.za/>. Email: [accounts@cdthompson.co.za](mailto:accounts@cdthompson.co.za). Ref: Wyndford Holiday Farm & Susanna's Valley.

**NRE Auctioneers****The Jaco Troskie Trust****(Master's Reference: IT1117/1996)**

Insolvent Estate Auction

**2023-07-26, 11:00, 75A Swartberg Laan, Langenhovenpark, Bloemfontein, 9301**

75A SWARTBERG AVENUE

4 Bedroom double storey

Store, office &amp; room

Swimming pool with lapa

Big Lapa

Gymnasium

2 x Bachelor apartments

76 SWARTBERG AVENUE

Undeveloped small holding

Workers' house

Hennie Gouws, 162 Zastron Street, Westdene, Bloemfontein. Tel: 0836757117. Web: [www.nrepropertypractitioners.co.za](http://www.nrepropertypractitioners.co.za). Email: [hennie@nreauctioneers.co.za](mailto:hennie@nreauctioneers.co.za). Ref: Jaco Troskie Trust

**Barco Auctioneers****EXXARO SOLUTIONS (PTY) LTD.****(Master's Reference: M000012/2021)**

LIQUIDATION AUCTION

**2023-07-19, 11:00, 12 JOHANN STREET, HONEYDEW**

Duly instructed by the Liquidator and Trustees, in the Liquidation Estate, we will sell the following movable assets on a no reserve public auction.

EXXARO SOLUTIONS (PTY) LTD.. - REG NO. 2014/235644/07

Terms: R2000 registration deposit (Refundable). All vehicles & assets are sold voetstoots. A vehicle Documentation Fee of R 750.00 (Excl Vat) will be added to all vehicle purchases. The purchaser will be liable for any outstanding licensing fees. Bring proof of residence and a copy of ID.

Vicky, 12 Johann Rd, Honeydew. Tel: 010 125 0322. Fax: 086 615 7791. Web:  
[www.barcoauctioneers.co.za](http://www.barcoauctioneers.co.za). Email: [info@barcoauctioneers.co.za](mailto:info@barcoauctioneers.co.za). Ref: EXXARO SOLUTIONS (PTY)LTD.

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**Devco Auctioneers**  
**Unosiphe (Pty) Ltd (In Liquidation)**  
**(Master's Reference: G1535/21)**  
AUCTION NOTICE

**2023-07-20, 12:00, 16 Dolomiet Street Randvaal Meyerton**

Duly instructed by the Liquidator, Devco Auctioneers & Sales will sell the following:

Timed Online Auction - Catering Equipment

CONTACT: Lisa Hill 082 451 4561 or [lisa@devco.za.net](mailto:lisa@devco.za.net)

VIEWING: 17 to 20 July 2023 from 08h00 to 16h30.

REGISTRATION FEE: R20,000.00 refundable deposit by way of EFT.

FICA documents required on registration.

Terms and conditions apply.

Lisa Hill, 16 Dolomiet Street Randvaal Meyerton. Tel: 0100105003. Fax: 0862257918. Web:  
[www.devcoauctioneers.co.za](http://www.devcoauctioneers.co.za). Email: [lisa@devco.za.net](mailto:lisa@devco.za.net). Ref: Unosiphe.

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