



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 699

15 September 2023  
September

No. 49302

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



**GOVERNMENT PRINTING WORKS - BUSINESS RULES**

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

**QUOTATIONS**

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 227/2023

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 David Zuvaick Stuurman, Identity Number: 9207015053087, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 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 29th day of September 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. A Unit consisting of : (a) Section No 57 as shown and more fully described on Sectional Plan No. SS201/1994, in the scheme known as SUIDEWIND in respect of the land and building or buildings situated at ALGOA PARK in the Nelson Mandela Bay Metropolitan 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 aid section in accordance with the participation quota as endorsed on their said sectional plan. Held by Deed of Transfer Number ST.1713/2019 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED Situated at Door 70, 70 Silver Oak Street, Suidewind, Algoa Park, Port Elizabeth 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, Kitchen, 2 x Bedrooms, Bathroom, WC.

Dated at Gqeberha, 2023-08-03.

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/FIR152/1253. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: EL582/2021

Docex: DOCEX 52, GQEBERHA

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Nosiphiwo Zide, Identity Number: 8209250924080, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, Sheriff East London, 75 Longfellow Street, Quigney, East London**

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 R800,000.00, to the highest bidder on 29th day of September 2023 at 10:00 at the Sheriff East London, 75 Longfellow Street, Quigney, East London. ERF 6983 (A PORTION OF ERF 600) BEACON BAY BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION OF EAST LONDON PROVINCE OF THE EASTERN CAPE, in extent 650 SQUARE METRES Situated at 16A Harrow Road, Beacon Bay, EAST LONDON Held under Deed of Transfer No. T1678/2013 The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff East London, 75 Longfellow Street, Quigney, East London. 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, Kitchen, 3 x Bedrooms, Bathroom, Shower, 2 x WC.

Dated at Gqeberha, 2023-08-03.

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/FIR152/0783. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: EL580/2022

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Zimkita Hazel Bolo, Identity Number: 780401 0526 08 3, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, Sheriff's offices, 75 Longfellow Street, Quigney, East London**

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 R100,000.00, to the highest bidder on 29th day of September 2023 at 10:00 at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. CERTAIN: A Unit Consisting of - (a) Section Number 64 (Sixty Four) as shown and more fully described on Sectional Plan Number SS 5/2007, in the scheme known as Amalinda Village D in respect of the land and building or buildings situate at EAST LONDON, BUFFALO CITY LOCAL MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 33 (Thirty Three) Square Metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by virtue of Deed of Transfer No ST.184/2010 Situated at: Door 23.3 (Section 64), Amalinda Village D, 64 Honolulu Crescent, East London The Conditions of Sale will be read prior to the sale and may be inspected at the SHERIFF'S OFFICE, 75 ONGFELLOW STREET, QUIGNEY, EAST LONDON. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, Lounge, Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x WC.

Dated at Gqeberha, 2023-08-03.



Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1206. Fax: Minde Schapiro & Smith Inc.

**Case No: D7949/2021**

**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and EPHRAIM CHIKOMO (born on 12th August 1971), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 12:00, at the sheriff's office, Acting Sheriff Durban South, Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, Durban, to the highest bidder**

Kindly Note that the Auction Process will be conducted in the following manner:-

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

DESCRIPTION: A Unit consisting of:-

(a) Section No. 1 as shown and more fully described as Sectional Plan No.SS11/1978, in the scheme known as GARLAND COURT in respect of the land and building or buildings situate at DURBAN, in the eThekweni Municipality of which section the floor area, according to the said Sectional Plan, is 83 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.ST24842/2009, ("the property") is declared specially executable

SITUATE AT: Section 1, Door 2, SS Garland Court, 11 Montclair Road, Montclair, Durban, KwaZulu-Natal (in the magisterial district of Durban)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Sectional Flat with Asbestos roof comprising: 2 and a half bedroom (2 with built in cupboards), Lounge, Diningroom, Kitchen, Bathroom, Toilet and wooden tiles; Boundary unfenced

ZONING: Residential (not guaranteed)

a) 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.

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 its attorney, and shall be furnished to the sheriff within 21 days after the sale.

c) 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 of sale in accordance with clause 4.

d) 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.

e) The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff's office, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban, 24 hours prior to the auction. (Tel. 031-3097062).

Take further notice that:-

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

2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriffs office at Unit 1 / 2 Elation House, 350/352 Stamfordhill Road, 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 in respect of proof of identity and address particulars;

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

(d) 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. Registration Conditions;

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

The office of the Acting Sheriff Durban South will conduct the sale with auctioneers Allan Murugan or his Deputy.

Dated at UMHLANGA, 2023-07-28.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 34M16259.

**Case No: D5275/2019**

**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and JABULANI MICHAEL ZIKHALI (ID No. 771106 5286 085), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-04, 10:00, at the Sheriff's office at 18 SUZUKA ROAD, WESTMEAD, PINETOWN with the reserve price of R449 375.36**

DESCRIPTION:1. A unit consisting of :-

(a)Section No. 65 as shown and more fully described on Sectional Plan No. SS184/2008 in the scheme known as MARIANN DALES in respect of the land and building or buildings situated at PINETOWN, in the ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan, is 94 (Ninety Four) square metres;(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. ST30018/2017 and subject such conditions as set out in the aforesaid Deed of Transfer

SITUATE AT: Unit 65 Section 65 SS Mariann Dales, 1 Amand Place, Mariannhill Park, Pinetown, KwaZulu-Natal (in the magisterial district of Pinetown)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A street level simplex with electronic gates and tiled floors, comprising:- 3 Bedrooms (with carpets on floor and built-in cupboards), Kitchen, Lounge and 1 Bathroom. Unit has wooden fence around it.

ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or by way of an electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown (Tel. 031-7013777).

Take further notice that:-

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

2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.

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

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

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

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

(d) Registration conditions - register prior to 10h00;

(e) STRICT COVID-19 GOVERNMENT REGULATIONS APPLY AND THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS WILL BE EXERCISED



4. The conditions shall lie for inspection at the office of the Sheriff Pinetown at 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

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

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

Dated at UMHLANGA, 2023-07-19.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 28M00389.

**Case No: 87676/2019**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and GODFREY PIETERSEN (ID NUMBER: 701127 5061 083) - FIRST JUDGEMENT DEBTOR and CATHERINE REINETT BUHR (ID NUMBER: 710807 0112 085) - SECOND JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-10-04, 08:00, 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, Pretoria in the above mentioned suit, a sale with reserve price of R380,000.00, will be held by the Acting Sheriff, SOWETO EAST, at the offices of SHERIFF LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) on WEDNESDAY the 4TH OCTOBER 2023 at 08H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) during office hours: ERF 537 NOORDGESIG TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 373 (THREE HUNDRED AND SEVENTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO T40481/05, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 411 WATSONIA STREET, NOORDGESIG, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 2 bedrooms, 1 bathroom, 1 lounge, 1 kitchen. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008; (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at the offices of the SHERIFF LENASIA at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING). TELEPHONE NUMBER: (010) 233-0210.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39496.

Case No: 21202/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and MARI MOLOI-MAKHENE (ID NUMBER: 851028 0783 085) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION****2023-10-03, 10:00, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

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 R436 000.00, will be held by the Sheriff JOHANNESBURG WEST, at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on TUESDAY the 3RD OCTOBER 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 WEST, 24 hours prior to auction: A unit consisting of - (a) Section Number 10 as shown and more fully described on Sectional Plan Number SS264/2005, in the scheme known as QUARTZ CLOSE in respect of the land and building or buildings situate at ORMONDE EXTENSION 16 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 61 (SIXTY ONE) SQUARE METRES in extend; 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 ST12871/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: UNIT 10 QUARTZ CLOSE, 1 CHAMFUTI CRESCENT, ORMONDE EXTENSION 16, JOHANNESBURG, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 2x bedrooms, 1x bathroom, 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) 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 a R30 000.00 (REFUNDABLE) registration fee via EFT prior to the commencement of the auction in order to obtain a buyer's card; (d) Registration for auctions is open the day before from 9:30 to 1pm and closes at 09:30 on the day of auction; (e) The Sheriff MR INDRAN ADIMOOLUM will conduct the sale. 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 WEST'S OFFICE, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK. TELEPHONE NUMBER: (011) 836-9193.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39583.

Case No: 35823/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and JAE-YEONG CHOI (ID NUMBER: 770621 5983 185) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION****2023-10-03, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 600 000.00, will be held by the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on TUESDAY the 3RD OCTOBER 2023 at 11H00 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 RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during office hours: ERF 609 NEEDWOOD EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 900 (NINE HUNDRED) SQUARE METRES, Held by DEED OF TRANSFER NO. T7646/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE CEDAR CREEK HOMEOWNERS ASSOCIATION NPC REGISTRATION NO: 2002/019331/08. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 8 CARDINGTON CRESCENT, NEEDWOOD EXTENSION 8, RANDBURG, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling House consisting of: 2x Family rooms; 2x dining rooms; 1x Kitchen; 2x bathrooms; 3x bedrooms; 1x scullery; 1x servant quarters; 2x garages; Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable); (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of 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 RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. TELEPHONE NUMBER: (087) 330-1094.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39971.

**Case No: 22148/2021**

**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 SANDILE TSIDISO MTSWENI (ID NUMBER: 740428 6064 081) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 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 R1 314 374.81, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 3RD OCTOBER 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: ERF 83 OAKDENE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 967 (NINE HUNDRED AND SIXTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T6740/2020, SUBJECT TO THE CONDITIONS THEREIN MENTIONED OR REFERRED TO. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 27 PAARDEBERG AVENUE, OAKDENE EXTENSION 1, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Freestanding Single storey with brick walls, tiled roof and tiled floors consisting of: 4x bedrooms, 2x bathrooms, 2x showers, 2x toilets, kitchen, lounge, dining room, pantry, scullery, 1x garage. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50 000.00 (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 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680-0352.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG39914.

**Case No: 22148/2021**

**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 SANDILE TSIDISO MTSWENI (ID NUMBER: 740428 6064 081) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-10-03, 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 R1 314 374.81, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 3RD OCTOBER 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: ERF 83 OAKDENE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT: 967 (NINE HUNDRED AND SIXTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T6740/2020, SUBJECT TO THE CONDITIONS THEREIN MENTIONED OR REFERRED TO. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 27 PAARDEBERG AVENUE, OAKDENE EXTENSION 1, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Freestanding Single storey with brick walls, tiled roof and tiled floors consisting of: 4x bedrooms, 2x bathrooms, 2x showers, 2x toilets, kitchen, lounge, dining room, pantry, scullery, 1x garage. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50 000.00 (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 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680-0352.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG39914.

**Case No: 18898/21**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and JEROME ELROY HERMAN, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 10:00, 23 LANGVERWACHT ROAD, KLIPDAM KUILS RIVER**

In pursuance of a judgment dated 22 July 2022 of the above Honourable Court, the property described below will be sold on a public auction by the Sheriff of Kuils River South on 28 September 2023 at 10:00 at Sheriff's office 23 LANGVERWACHT ROAD, KLIPDAM KUILS RIVER and with a reserve in the amount of R660 000.00.

Erf 3932 Blue Downs in the City of Cape Town, Division Stellenbosch, Province of the Western Cape, in Extent 246 (Two Hundred and Forty-Six) square metres, Held by Deed of Transfer No. T54653/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

MAGISTERIAL DISTRICT: CAPE TOWN

The property is zoned: Residential and is situated at 46 Neckar Crescent, Silversands, Blue Downs.

Description of Property: House consisting of 2 Bedrooms, Bathroom, Open plan Kitchen and Single Garage. The description of the property is not guaranteed or warranted.

The Conditions shall lie for inspection at the office of the sheriff 24 hours before the auction at Sheriff Kuils River South and will be read prior to the sale. The auction will be conducted by the Sheriff: MRS. EE CARELSE, or her Deputy Sheriff: MRS. H COMBRINCK.

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

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

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

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

c) Payment of a Registration Fee of R15,000.00 in cash

d) Registration Condition.

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

Dated at GQEBERHA, 2023-09-05.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0882.



Case No: 12976/2022

Docex: Docex 262, JOHANNESBURG

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MAZIBUKO, J, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 10:00, Sheriff of the High Court, Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg**

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 11 April 2023 in terms of which the following property will be sold in execution by the Sheriff of the High Court Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg on the 3 October 2023 at 10h00, subject to a reserve price of R475,000.00 (four hundred and seventy five thousand rand).

Certain: Erf 587, Alveda Extension 2, Registration Division: I.Q.; situated at 30 (also known as 587 Cycad Street) Alveda Extension 2, measuring 343 square metres; Zoned: Residential; held under Deed of Transfer No. T59100/2005.

IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed) Main Building: 3 Bedrooms, 1 Bathroom, 1 Toilet, Lounge, Dining Room, Kitchen; Outbuilding: 2 x Rooms; 1 x Bathroom, 1 x Toilet; Garage

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.

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

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

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

C) Payment of a Registration Fee of R50 000 by way of EFT prior to the sale.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg South at Shop 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg during normal office hours Monday to Friday.

Dated at Johannesburg on this the 10th day of August 2023.

BICCARI BOLLO MARIANO INC

Plaintiff's Attorneys

Oxford & Glenhove Building 1, Ground Floor

116 Oxford Road, Melrose Estate, Johannesburg

PO Box 92441

Norwood, 2117

Tel: (011) 628-9300

Ref: W Hodges/RN5999

Dated at JOHANNESBURG, 2023-08-21.

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/RN5999.

**Case No: 18737/2021****Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NOMBULELO VALENCIA BALEKA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-07, 12:00, THE PREMISES: 141 CLOETE STREET, PAROW CENTRAL**

In pursuance of a judgment granted by this Honourable Court on 15 SEPTEMBER 2022, a Warrant of Execution issued on 28 NOVEMBER 2022, and an Order in terms of Rule 46A(9)(d) granted on 31 JULY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 200 000.00, by the Sheriff of the High Court BELLVILLE at THE PREMISES: 141 CLOETE STREET, PAROW CENTRAL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BELLVILLE: 17 DELL STREET, KLIPKOP, PAROW VALLEY, 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 22846 PAROW, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT 621 (SIX HUNDRED AND TWENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T41224/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 141 CLOETE STREET, PAROW CENTRAL, WESTERN CAPE)

MAGISTERIAL DISTRICT: BELLVILLE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

2/3 BEDROOMS, BATHROOM/TOILET, KITCHEN, LOUNGE, DOUBLE GARAGE, SAFETY GATES, BURGLAR BARS, VIBERCRETE FENCE

Dated at PRETORIA, 2023-08-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G13234/DBS/N FOORD/CEM.

**Case No: 846/2022****Docex: DOCEX 178, PRETORIA**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and MAGABE ENOS KGAPHOLA, 1<sup>st</sup> Defendant and MMANGWANG IRENE KGAPHOLA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 6 APRIL 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

PORTION 145 OF ERF 21749 VOSLOORUS EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 395 (THREE HUNDRED AND NINETY FIVE) SQUARE METRES  
HELD UNDER DEED OF TRANSFER T32257/2008  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN  
(also known as: 21749/145 MOSELESELE STREET, VOSLOORUS EXTENSION 6, BOKSBURG, GAUTENG)  
MAGISTERIAL DISTRICT: EKURHULENI NORTH  
ZONING: RESIDENTIAL  
IMPROVEMENTS: (Not Guaranteed): 4 BEDROOMS, KITCHEN, LOUNGE, FAMILY ROOM, BATHROOM/SHOWER/TOILET AND GARAGE  
Dated at PRETORIA, 2023-08-07.  
Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: L3284/DBS/N FOORD/CEM.

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**Case No: 4900/2022**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ROKHETHWA JEDIDIAH SIDIDZHA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-05, 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 20 APRIL 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R715 000.00, by the Sheriff of the High Court 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.

ERF 71 THREE RIVERS EAST TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT: 1 980 (ONE THOUSAND NINE HUNDRED AND EIGHTY) SQUARE METRES  
HELD BY DEED OF TRANSFER T86524/2010  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN  
(also known as: 10 MAKON STREET, THREE RIVERS EAST, VEREENIGING, GAUTENG)  
MAGISTERIAL DISTRICT: EMFULENI  
ZONING: RESIDENTIAL  
IMPROVEMENTS: (Not Guaranteed)  
A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2 TOILETS, 2 BATHROOMS, 2 GARAGES AND CARPORT  
Dated at PRETORIA, 2023-08-03.  
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: U24897/DBS/N FOORD/CEM.

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Case No: 50480/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and TSEPO PENIKI  
MODIKO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE, FRANKLIN  
ROOSEVELDT PARK, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 6 OCTOBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 105 000.00, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

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

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

ERF 974 WINCHESTER HILLS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1 048 (ONE THOUSAND AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T29780/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 27 VLEIROOS STREET, WINCHESTER HILLS EXTENSION 3, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 4 BEDROOMS, 2 BATHROOMS EN-SUITE, 2 BATHROOMS WITH SHOWER & TOILET, 2 LOUNGES, KITCHEN, ENTERTAINMENT ROOM, DINING ROOM, 2 GARAGES & OUTBUILDING: ROOM WITH BATH & TOILET

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

Dated at PRETORIA, 2023-08-11.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12973/DBS/N FOORD/CEM.

Case No: 5482/2022

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)In the matter between: **ABSA BANK LIMITED, Plaintiff and ALLAN HARMAN MOORE, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-03, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG SOUTH: SHOP NO. 2 VISTA CENTRE, 22  
HILARY ROAD, CNR TREVOR STREET, GILLVIEW, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 15 FEBRUARY 2023, 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 R665 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

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

ERF 358 LA ROCHELLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG  
MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES  
HELD BY DEED OF TRANSFER NO. T9648/2006

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

(also known as: 69 7TH STREET, LA ROCHELLE, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: 2 LOUNGES, 2 KITCHENS, 4 BEDROOMS, 2 BATHROOMS

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.

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

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

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

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

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

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

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

Dated at PRETORIA, 2023-08-04.

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: U8940/DBS/N FOORD/CEM.

Case No: 1618/2019

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and ADAM DLUKGA SASON MAHLANGU, 1<sup>st</sup> Defendant and BRENDA NOKUTHULA MAHLANGU, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-04, 10:00, THE SHERIFF'S OFFICE, MIDDELBURG: 74 SADC STREET, MIDDELBURG, MPUMALANGA**

In pursuance of a judgment granted by this Honourable Court on 18 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 R1 900 000.00, 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.

ERF 2628 AERORAND TOWNSHIP, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE

IN EXTENT: 666 (SIX HUNDRED AND SIXTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER T17635/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 32 GROOTVIS STREET, AERORAND WEST, MIDDELBURG, MPUMALANGA)

MAGISTERIAL DISTRICT: STEVE TSHWETE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: 4 BEDROOMS WITH TILE FLOORS AND BUILT-IN CUPBOARDS, 4 BATHROOMS, OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM WITH TILE FLOORS, DOUBLE GARAGE & OUTBUILDING: BEDROOM, BATHROOM WITH TOILET & BRICK WALL FENCING

Dated at PRETORIA, 2023-07-10.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC. TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13058/DBS/N FOORD/CEM.

Case No: 378/2020

IN THE MAGISTRATE'S COURT FOR

(THE REGIONAL COURT FOR THE REGIONAL DIVISION OF ROODEPOORT)

**In the matter between: THE BODY CORPORATE OF CYGNET COURT, Plaintiff and THANDO SATHULA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10H00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

SECTION No. 12 as shown and more fully described on Sectional Plan No SS147/86 in the Scheme known as CYGNET COURT in respect of the land and buildings situate at Florida Lake Township LOCAL AUTHORITY of City of Johannesburg of which section the floor area according to the sectional plan is 66 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST13886/2003

UNIT 12, SECTION 301 CYGNET COURT, 4 CYGNET COURT ROAD, FLORIDA

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

DESCRIPTION: SECTIONAL TITLE UNIT

ZONING: RESIDENTIAL

ROOF: GALVANIZED IRON

APARTMENTS: LIVINGROOM, KITCHEN 1, 1 BEDROOMS, 1 BATHROOM

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

Dated at.

Attorneys for Plaintiff(s): WA OPPERMAN ATTORNEYS, 61 SONDEREND STREET, HELDERKRUIN, ROODEPOORT. Telephone: 010 446 9962. Attorney Ref: AO 463.

**Case No: 2051/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and MTHABISI MPOFU - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-04, 10:00, The Sheriff's Office, 25 PRINGLE STREET, SECUNDA**

DESCRIPTION:

ERF 4334, SECUNDA, EXTENSION 9, WITBANK TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 1 089 (ONE THOUSAND AND EIGHTY NINE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T3460/2017 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property")

The physical address is: 6 BOSTON STREET, SECUNDA.

Main dwelling - residential home: 1 X lounge / 1 X dining room / 1 X kitchen / 3 X bedrooms / 1 X bathroom / 1 X SHOWER / 2 X wc / 1 X out garage / 1 X carport / 1 X servant room / 1 X enclosed braai area / 1 X wc. Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R1 250 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 25 PRINGLE STREET, SECUNDA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-07-18.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0336.

**Case No: 4662/2018**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and SONGEZO MBOBELA - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-04, 10:00, The Sheriff's Office, 74 SADC Street, Middelburg**

## DESCRIPTION:

ERF 1775 AERORAND TOWNSHIP. / REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE. / IN EXTEND 1507 (ON THOUSAND FIVE HUNDRED AND SEVEN) SQUARE METERS. / HELD UNDER DEED OF TRANSFER NO T5560/2018. SUBJECT TO THE CONDITIONS CONTAINED THEREIN. Physical address: 1 BAVIAANSKLOOF STREET, AERORAND, MIDDELBURG.

IMPROVEMENTS - (Not guaranteed): 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X FAMILY ROOM / 1 X DINING ROOM / 1 X KITCHEN / 1 X SCULLERY / 3 X BEDROOMS / 3 X BATHROOM / 1 X DRESSING ROOM / 2 X OUT GARAGES / 2 X CARPORTS / 1 X SERVANTS ROOM / 1 X BATHROOM / WC / 1 LAPA / BRAAI.

1.The sale shall be subject to a reserve price in the amount of R820 000.00. / 2.The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3.The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6.Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7.The full conditions of sale may be inspected at SHERIFF'S OFFICES, 74 SADC STREET, MIDDELBURG.

Dated at NELSPRUIT, 2023-07-24.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0250.

**Case No: DIV161/21**

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

**In the matter between: MOELO FLORA MOSOTHOANE (MAINE), Plaintiff and MOKGITHU RUDOLPH MOSOTHOANE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-05, 10:00, SHERIFF MAHIKENG, 24 JAMES WATT CRESCENT, INDUSTRIAL SITE, MAHIKENG**

IN THE EXECUTION OF A JUDGEMENT of the High Court of South Africa (North West Division, Mahikeng) in the aforementioned suit, will be held at SHERIFF MAHIKENG, 24 JAMES WATT CRESCENT, INDUSTRIAL SITE, MAHIKENG on 5 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at aforementioned address, prior to sale.

ERF 3840 MAHIKENG EXTENSION 33, also known as 3840 KROKODIL STREET, RIVIERA PARK NORTH, MAHIKENG

SITUATE IN THE MAHIKENG LOCAL MUNICIPALITY

REGISTRATION DIVISION JO, NORTH WEST PROVINCE

IN EXTENT 760 (SEVEN HUNDRED AND SIXTY) SQUARE METERS

HELD BY DEED OF TRANSFER T1991/2006

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

THE PROPERTY IS ZONED: RESIDENTIAL

A RESIDENTIAL DWELLING CONSISTING OF: 3 BEDROOMS, 2 BATHROOMS, KITCHEN & SCULLY, DINING ROOM, SITTING ROOM, STUDY ROOM, GARAGE & CAR PORT

THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS"

**TERMS:**

1. THE SHERIFF'S COMMISSION:

a. 6% on the first R100,00.00.

b. 3.5% on R100,001.00 to R400,00.00.

c. 1.5% on the balance of the proceeds.

Maximum of R40,000.00 - Minimum R3,000.00

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

3. The rules of auction are available 24 hours prior to the Auction at the office of the SHERIFF MAHIKENG, 24 JAMES WATT CRESCENT, INDUSTRIAL SITE, MAHIKENG.

4. Advertising cost at current publication rate and sale costs according to court rules apply.

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

a. Directive of the Consumer Protection Act 68 of 2008

b. Fica-Legislation - Proof of Identity and address particulars

c. Registration of auction is open the day before from 09H00 to 13H00 and close on the day of the auction, no exceptions.

Dated at MAHIKENG, 2023-10-05.

Attorneys for Plaintiff(s): SMIT NEETHLING INCORPORATED, 29 WARREN STREET, MAHIKENG, 2745.  
Telephone: 0183810108. Attorney Ref: LFS/MOS171/0001.

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**Case No: 25/2018**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and JOHANNES JACOBUS SWANEPOEL, ID 890701 5324 08 8, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

Sale in execution to be held at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN

By the Sheriff: KLERKSDORP on the 6th of October 2023 @ 10h00

ERF 148 ELANDIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE

MEASURING 1 175 square metres

Held by Deed of Transfer T71910/2015

Situate at: No 2 - 3rd Avenue, Elandia extension 1, Klerksdorp, North West Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 2 x Showers, 2 x WC, 2 x Out Garages, 1 x Servants Room and 1 x Veranda

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 R100 000-00.

Conditions of sale can be inspected at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN, 24 hours prior to the auction.

Dated at Pretoria, 2023-09-06.

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/Charmain/B2792.

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**Case No: 1043/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and CHRISTOPHER MEDIRO KUBUOE, ID: 881220 5345 08 5, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

Sale in execution to be held at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN at 10:00 on the 6th of October 2023;

By the Sheriff: Klerksdorp

Section No. 63 as shown and more fully described on Sectional Plan No. SS253/2008 in scheme known as SOETDORINGPARK in respect of the land and buildings situate at ERF 889 DORINGKRUIN TOWNSHIP, LOCAL AUTHORITY: CITY OF MATLOSANA MUNICIPALITY of which Section the floor area, according to the said Sectional Plan, is 34 square metres in extent and;

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

Held by Deed of Transfer ST26228/2019

Situate at: Unit 63 (Door 63) Soetdoringpark, 889 Geelhout Street, Doringkruin, Matlosana (Klerksdorp), North West Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom, 1 x Shower, 1 x WC, 1 x Carport and 1 x Veranda

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 days after the date of sale.

The Auction will be conducted by the Sheriff or his / her Deputy to the highest bidder with a reserve price set at R180 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN, 24 hours prior to the auction.

Dated at Pretoria, 2023-09-06.

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/B3025.

**Case No: 1043/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and CHRISTOPHER MEDIRO KUBUOE, ID: 881220 5345 08 5, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

Sale in execution to be held at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN at 10:00 on the 6th of October 2023;

By the Sheriff: Klerksdorp

Section No. 63 as shown and more fully described on Sectional Plan No. SS253/2008 in scheme known as SOETDORINGPARK in respect of the land and buildings situate at ERF 889 DORINGKRUIN TOWNSHIP, LOCAL AUTHORITY: CITY OF MATLOSANA MUNICIPALITY of which Section the floor area, according to the said Sectional Plan, is 34 square metres in extent and;

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

Held by Deed of Transfer ST26228/2019

Situate at: Unit 63 (Door 63) Soetdoringpark, 889 Geelhout Street, Doringkruin, Matlosana (Klerksdorp), North West Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom, 1 x Shower, 1 x WC, 1 x Carport and 1 x Veranda

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 days after the date of sale.

The Auction will be conducted by the Sheriff or his / her Deputy to the highest bidder with a reserve price set at R180 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN, 24 hours prior to the auction.

Dated at Pretoria, 2023-09-06.

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/B3025.

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**Case No: 25/2018**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and JOHANNES JACOBUS SWANEPOEL, ID 890701 5324 08 8, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

Sale in execution to be held at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN

By the Sheriff: KLERKSDORP

ERF 148 ELANDIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE  
MEASURING 1 175 square metres

Held by Deed of Transfer T71910/2015

Situate at: No 2 - 3rd Avenue, Elandia extension 1, Klerksdorp, North West Province

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 2 x Showers, 2 x WC, 2 x Out Garages, 1 x Servants Room and 1 x Veranda

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 R100 000-00.

Conditions of sale can be inspected at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN, 24 hours prior to the auction.

Dated at Pretoria, 2023-09-06.

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/Charmain/B2792.

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**Case No: 48952/2021**

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 BONGANI MIYA (IDENTITY NUMBER: 821105 6336 08 9), 1<sup>st</sup> Defendant and ZANDILE GLADYS MIYA (IDENTITY NUMBER: 840412 0995 08 5), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION



**2023-09-29, 10:00, Sheriff of the High Court, Sheriff Vanderbijlpark at P&L Building, Cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CW2**

In pursuance of a judgment and warrant granted on 9 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 29 September 2023 at 10:00 by the Sheriff of the High Court, Sheriff Vanderbijlpark at P&L Building, Cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CW2 to the highest bidder:- CERTAIN: A UNIT CONSISTING OF - Section No 152 as shown and more fully described on sectional plan No. SS472/2008, in the scheme known as THE BOULEVARDS in respect of the land and building or buildings situate at ERF 3 VANDERBIJL PARK SOUTH EAST 10 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 67 (SIXTY 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. ST 25022/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST25022/2011, SITUATED: SECTION 152, DOOR NUMBER 22, PIET RETIEF BOULEVARDS, BOULEVARDS COMPLEX, MAGISTERIAL DISTRICT: EMFULENI. AS HELD BY THE DEFENDANTS UNDER DEED OF TRANSFER NUMBER: ST25022/2011. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: ATTACHED SINGLE STOREY, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, ROOMS: 1 X LOUNGE, 2 X BEDROOMS, 1 X KITCHEN, 1 X BATHROOM, OTHER: BOUNDARY: BRICK FENCE. (The afore going inventory is borne out by an Improvement Report in respect of the property conducted on 18 April 2023 and prepared by the Sheriff of the High Court Sheriff Vanderbijlpark, PJ Van Niekerk. Access was gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANTS, BONGANI MIYA (Identity Number: 821105 6336 08 9) and ZANDILE GLADYS MIYA (Identity Number: 840412 0995 08 5), under their names under Deed of Transfer No. T2746/1999. Take further note that: The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. The sale is a Sale in Execution pursuant to a judgment obtained in the above Honourable Court. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff, Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark. Registration as a buyer is a pre-requisite subject to a specific condition, 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 R 10 000.00 in cash or eft. The auctioneer will be P. ORA. 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](mailto:szuma@lgr.co.za), REF. SZ/EJ/IB002137.

Dated at Pretoria, 2023-09-07.

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. Telephone: (012) 817- 4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002137.

**Case No: 8760/2021**

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 RICHARD ASSEGAAI (IDENTITY NUMBER: 780221 5226 08 7), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-09-28, 11:00, Sheriff of the High Court, Sheriff Pretoria North East at 102 Parker Street, Riviera**

In pursuance of a judgment and warrant granted on 5 December 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 September 2023 at 11:00 by the Sheriff of the High Court, Sheriff Pretoria North East at 102 Parker Street, Riviera to the highest bidder:- CERTAIN: ERF 369 LINDO PARK EXTENSION 1, SITUATED: 16 LILLY PLACE STREET, LINDO PARK EXTENSION 1, PRETORIA, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG, MEASURING: 413 (FOUR HUNDRED AND THIRTEEN) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X

DININGROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 1 X FAMILY ROOM (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 3 X BATHROOMS (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), OUTBUILDING: 1 X OFFICE (ESTIMATED), 1 X BATHROOM (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), TYPE SITE IMPROVEMENTS: WALLING: BRICK (ESTIMATED), PAVING: BRICK (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property prepared by a Professional Associated Valuer - JC Maartens on 5 January 2023. The valuer was unable to gain access to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANT, RICHARD ASSEGAAI (IDENTITY NUMBER: 780221 5226 08 7) under his name under Deed of Transfer No. T55176/2010. 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/IB002061.

Dated at Pretoria, 2023-09-07.

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. Telephone: (012) 817- 4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002061.

**Case No: 44961/2020**

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 PHUMEZA SYLVIA QAQA (IDENTITY NUMBER: 770226 0385 08 7), 1<sup>st</sup> Defendant and RUDZANI RYAN DZUGUDA (IDENTITY NUMBER: 730721 5674 08 8), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 14:00, Acting Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

In pursuance of a judgment and warrant granted on 28 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 28 September 2023 at 14:00 by the Acting Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg to the highest bidder:- CERTAIN: 1. A Unit consisting of- (a) Section No.4 as shown and more fully described on Sectional Plan No. SS28/1991 in the scheme known as DIANA COURT in respect of the land and building or buildings situate at WINDSOR Township, CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 184 (ONE HUNDRED AND EIGHTY FOUR) square metres in extent; (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; 2. an exclusive use area described as Garden No. G4 measuring 49 (FORTY NINE) square metres being as such part of the common property comprising the land and the scheme known as DIANA COURT in respect of the land and building or buildings situate at WINDSOR TOWNSHIP, CITY OF JOHANNESBURG as shown and more fully described on Sectional Plan Number SS28/1991, 3. an exclusive use area described as Yard No. Y4 measuring 28 (TWENTY EIGHT) square metres being as such part of the common property comprising the land and the scheme known as DIANA COURT in respect of the land and building or buildings situate at WINDSOR TOWNSHIP, CITY OF JOHANNESBURG as shown and more fully described on Sectional Plan Number SS28/1991. SITUATED: 663 ZANDSPRUIT EXTENSION 21, SITUATED: 4 DIANA COURT, 10 QUEENS AVENUE, WINDSOR, MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, No inventory could be compiled as no access was gained to the property. HELD by the DEFENDANT, PHUMEZA SYLVIA QAQA (IDENTITY NUMBER: 770226 0385 08 7) and RUDZANI RYAN DZUGUDA (IDENTITY NUMBER: 730721 5674 08 8) under their names under Deed of Transfer No. ST179296/2004. The full conditions may be inspected at the offices of the Acting Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, during office hours. 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/IB001842.

Dated at Pretoria, 2023-09-07.

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. Telephone: (012) 817- 4727. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001842.

**Case No: 17359/2020**

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 DAWID JOHANNES DE BRUYN (IDENTITY NUMBER: 850114 5027 08 1), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 11:00, Sheriff of the High Court, Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion**

In pursuance of a judgment and warrant granted on 24 April 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 October 2023 at 11:00 by the Sheriff of the High Court, Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion to the highest bidder:- CERTAIN: PORTION 1 OF ERF 1560 WIERDAPARK EXTENSION 1 TOWNSHIP, SITUATED: 351 A PENGUIN CRESCENT, WIERDAPARK EXTENSION 1, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, REGISTRATION DIVISION: J.R PROVINCE OF GAUTENG, MEASURING: 707 (SEVEN HUNDRED AND SEVEN) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X LAUNDRY, 1 X DINING ROOM, 1 X TV/LIVING ROOM, 1 X STUDY, 1 X KITCHEN, 1 X PANTRY, 4 X BEDROOMS, 2.5 X BATHROOMS, OUTBUILDINGS: 1 X GARAGES, 1 X SWIMMING POOL (The afore going inventory is borne out by an Improvement Report in respect of the property conducted on 30 May 2023 prepared by the Deputy Sheriff of the High Court Sheriff Centurion West, F Jankowitz. Access was gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANT, DAWID JOHANNES DE BRUYN (IDENTITY NUMBER: 850114 5027 08 1), under his name under Deed of Transfer No. T6904/2012. 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/ IB001792

Dated at Pretoria, 2023-09-07.

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. Telephone: (012) 817- 4727. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/ IB001792.

**Case No: 54296/2020**

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 MOSEDI JANE MAKOKO (IDENTITY NUMBER: 620910 0574 08 7), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-06, 10:00, at Sheriff of the High Court, Sheriff Vanderbijlpark at P&L Building, Cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, CW2**

In pursuance of a judgment and warrant granted on 7 June 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 6 October 2023 at 10:00 by the Sheriff of the High Court, Sheriff Vanderbijlpark at P&L Building, Cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, CW2 to the highest bidder at a reserve price of R463 293.41:- CERTAIN: ERF 164 VANDERBIJLPARK CENTRAL WEST NO. 2 TOWNSHIP, SITUATED: 54 DAVY STREET, VANDERBIJLPARK, CENTRAL WEST NO 2, 1911, MAGISTERIAL DISTRICT: EMFULENI, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MEASURING: 650 (SIX HUNDRED AND FIFTY) SQUARE METRES, AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T2746/1999. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: SINGLE FREESTANDING STOREY, 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, OUTBUILDING: 1 X GARAGE, WALLS: BRICK, ROOF: TILE, FLOORS: TILES, OTHER: OUTSIDE ROOM, TOILET, BOUNDARY: BRICK FENCE. (The afore going inventory

is borne out by an Improvement Report compiled by the Deputy Sheriff of the office of the Sheriff Vanderbijlpark, Mr. J van Niekerk and dated 2 August 2022. The Deputy Sheriff, Mr. J van Niekerk gained access to the property when the inventory was compiled.) HELD by the DEFENDANT, Mosedi Jane Makoko (Identity Number: 620910 0574 08 7), under her name under Deed of Transfer No. T2746/1999. Take further note that: The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. The sale is a Sale in Execution pursuant to a judgment obtained in the above Honourable Court. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff, Vanderbijlpark, Unit 5B Sentio Building, Frikkie Meyer Boulevard, Vanderbijlpark. Registration as a buyer is a pre-requisite subject to a specific condition, 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 R 10 000.00 in cash or eft. The auctioneer will be P. Ora. 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/IB000866.

Dated at 2023-09-07.

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. Telephone: (012) 817 4727. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB000866.

**Case No: 3822/2022**

**Docex: Docex 1 East London**

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION - MTHATHA)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NOMATHEMBA MIRRIAM GXUMISA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, Sheriff of the High Court, 7 Beaufort Road, Mthatha**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 09 May 2023 by the above Honourable Court, the following property will be sold in Execution without a court appointed reserve on FRIDAY, the 06th day of OCTOBER 2023 at 10h00 by the Sheriff of the Court at the Sheriff of the High Court, 7 Beaufort Road, Mthatha

Property Description: ERF 4052 MTHATHA, MTHATHA TOWNSHIP EXTENSION NO. 20, KING SABATA DALINDYEBO MUNICIPALITY, DISTRICT OF MTHATHA, PROVINCE OF THE EASTERN CAPE

IN EXTENT 519 (FIVE HUNDRED AND NINETEEN) SQUARE METRES

SUBJECT TO THE CONDITIONS THEREIN CONTAINED and which property is held by Defendant in terms of Deed of Transfer No. T382/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 28 Vabaza Street, Ikhwezi Township, Mthatha

DESCRIPTION: 1 x LOUNGE, 1 x KITCHEN, 3 x BEDROOMS, 1 x BATHROOM

The Conditions of Sale will be read and inspected prior to the sale at Mthatha High Court Sheriff, 7 Beaufort Road, Mthatha.

TERMS:

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5 day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be cancelled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on

the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

The property consists of usual buildings/outbuildings but nothing is guaranteed.

**RULES OF AUCTION:**

a The auction will be conducted by the Sheriff.

b The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

c The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at MTHATHA, 2023-08-01.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, TH Madala Chambers, 14 Durham Street, Mthatha. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.G126. Attorney Acct: DRAKE FLEMMER & ORSMOND.

**Case No: 1814/20**

**Docex: Docex 1 East London**

IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE DIVISION - MAKHANDA)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED (JUDGMENT CREDITOR) and  
RICHARD VERSCHOOR (JUDGMENT DEBTOR)**

**NOTICE OF SALE IN EXECUTION**

**2023-10-06, 10:30, MAGISTRATE'S COURT, PASCOE CRESCENT, PORT ALFRED**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 30 June 2022 by the above Honourable Court, the following property will be sold in Execution without a Court appointed reserve on FRIDAY, the 06th day of October 2023 at 10h30 by the Sheriff of the Court at the Magistrate's Court, Pascoe Crescent, Port Alfred.

Property Description: ERF 6334 PORT ALFRED, IN THE AREA OF THE NDLAMBE MUNICIPALITY, DIVISION OF BATHURST PROVINCE OF THE EASTERN CAPE

IN EXTENT 762 (SEVEN HUNDRED AND SIXTY-TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T28416/2006

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

SUBJECT FURTHER TO A RESTRICTION AGAINST ALIENATION IN FAVOUR OF THE RIVERVIEW WATERFRONT ESTATE HOMEOWNERS ASSOCIATION

Commonly known as: 8 High Level Road, Port Alfred

DESCRIPTION: VACANT LAND

The Conditions of Sale will be read prior to the sale and may be inspected at: Sheriff's office, 50 Masonic Street, Port Alfred.

**TERMS:**

10% (TEN PER CENTUM) of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the Sheriff.

The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. Should the purchaser fail to furnish the sheriff with a bank guarantee within 21 days after the date of sale, the sheriff may in his/her sole discretion grant the purchaser a 5-day extension within which to provide the required bank guarantee. Should the Purchaser fail to furnish the sheriff with a bank guarantee, which is approved by the Plaintiff's attorney, within the required time, the sale may be cancelled.

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on



the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

The property consists of usual buildings/outbuildings but nothing is guaranteed.

**RULES OF AUCTION:**

A The auction will be conducted by the Sheriff.

B The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.

The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at EAST LONDON, 2023-01-18.

Attorneys for Plaintiff(s): DRAKE FLEMMER & ORSMOND INC C/o NEAVE STOTTER INC., 25 VAN DER RIET STREET, PORT ALFRED. Telephone: 043 722 4210. Fax: 086 271 5235. Attorney Ref: DEB6319/SBF.V72. Attorney Acct: DRAKE FLEMMER & ORSMOND INC..

**Case No: 59899/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff and ZENZELE  
FELIX SITHOLE (Identity Number: 720409 5478 08 8) Defendant**

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

**2023-10-03, 11:00, SHERIFF SANDTON NORTH, 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 reserve in the amount of R1,977,167.50 (ONE MILLION NINE HUNDRED AND SEVENTY SEVEN THOUSAND ONE HUNDRED AND SIXTY SEVEN RAND AND FIFTY CENTS) will be held at SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG on 3 OCTOBER 2023 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG prior to the sale. The Defendant's real right, title and interest in and to the Notarial Deed of Lease K17/06737 entered into between WATERFALL FIELDS WUQF PROPRIETARY LIMITED registration number 2013/211395/07 and the Defendant in respect of:- 1) A unit consisting of a) Section no. 635 as shown and more fully described on sectional plan no SS760/2017 in the scheme known as THE POLOFIELDS 1 pin respect of the land and building or buildings situated at JUSKEI HEIGHTS EXTENSION 3 Township - local authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 110 (ONE HUNDRED AND TEN) 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 title no ST760-635/2017 also known as UNIT 635 THE POLOFIELDS 1, WOODMEAD DRIVE, WATERFALL, MIDRAND the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1,5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building  
Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B  
Seimenis / S Erasmus / MAT: 15415.

**Case No: 18/46380**

**Docex: Docex 42 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LTD (Plaintiff/Execution Creditor) and JI DA TRADING CC (First Defendant/Judgment Debtor), XIAOYIN WANG (Second Defendant/Judgment Debtor) and XIAOLI TAN (Third Defendant/Judgment Debtor)**

NOTICE OF SALE IN EXECUTION (AUCTION)

**2023-09-27, 11:00, Office of the Sheriff, Springs, 99-8th Street, Springs**

In the execution of the judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, SPRINGS at OFFICE OF THE SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS at 11:00 on 27th SEPTEMBER 2023 on the conditions read out by the auctioneer prior to the sale, which conditions of sale shall lie for inspection by interested parties at the office of the Sheriff of the High Court, Springs, 99 - 8th Street, Springs of the undermentioned property:

CERTAIN: REMAINING EXTENT OF ERF 185 FULCRUM TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG

MEASURING: 4 518 (FOUR THOUSAND AND FIVE HUNDRED AND EIGHTEEN) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T48787/2016

Zoned: INDUSTRIAL

DISTRICT: EKURHULENI EAST MAGISTERIAL DISTRICT

Situated at: 4 VLAKFONTEIN ROAD, FULCRUM, SPRINGS, GAUTENG

The following information in respect of the property is furnished, but in this respect, nothing is guaranteed:

The property is zoned as a farm dwelling comprising two (2) factories: brick wall with corrugated iron roofing with steel structures and concrete flooring.

First Factory: 2 Toilets, 4 Storerooms, 1 Guardhouse, 1 Carport

Second Factory (Main Factory): 3 Storerooms, 1 Washroom, 1 Kitchen, 3 Offices, 4 Toilets, 1 Guardhouse (none of which is guaranteed).

Take further note that:

1. The Rules of this auction and a full advertisement is available 24 hours before the sale at the Office of the Sheriff High Court, Springs, 99-8th Street, Springs.

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

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

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

c) Payment of Registration Fee of R15.000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale.

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

Dated at Johannesburg, 2023-08-22.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Sandown, Johannesburg. Telephone: 0115621173. Fax: 0115621173. Attorney Ref: Eugene Bester/02015428. Attorney Acct: 02015428.

Case No: 02569/2020

Docex: DOCEX 27 BEDFORDVIEW

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MTHETHWA: CLIFFORD MFANUKHONA (ID NO. 820515 5389 08 8), 1ST DEFENDANT and MATHEBULA: BASANI LORRAINE (ID NO. 860317 0868 08 0), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-05, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

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 R630 085.33 will be held at the offices of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH at 10:00 on 5 OCTOBER 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. PORTION 21 OF ERF 12936 PROTEA GLEN EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 300 (THREE HUNDRED) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T024244/2014, SITUATED AT: 21-12936 OLEANDALE STREET, PROTEA GLEN EXTENSION 9 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: dining room, 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 000.00 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 Soweto West. The Sheriff M. N. Cibe, will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- EFT (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Soweto West, 2241 Cnr Rasmeni Street, Protea North.

Dated at BEDFORDVIEW, 2023-08-14.

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: 108378/GELDENHUYS / LM.

Case No: 2021/52446

Doex: 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 KLAAS: ISABELLA MMATHAPELO (ID NO. 781214 0356 08 1), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-05, 10:00, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

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 R680 000.00 will be held at the offices of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH at 10:00 on 5 OCTOBER 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 313 PROTEA NORTH TOWNSHIP, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MEASURING: 242 (TWO HUNDRED AND FOURTY) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T24544/2005, SITUATED AT: 313 MASIA STREET, PROTEA NORTH 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: dining room, 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 000.00 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 Soweto West. The Sheriff M. N. Cibe, will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- EFT (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Soweto West, 2241 Cnr Rasmeni Street, Protea North.

Dated at BEDFORDVIEW, 2023-08-14.

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: 113441/GELDENHUYS / LM.

**Case No: 4399/2020**

**Docex: DX 136, PRETORIA**

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

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

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

**2023-09-29, 11:00, Office of the Sheriff of the High Court, Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Extension 3, Pretoria**

In terms of a judgment granted on 12 OCTOBER 2020, 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 29 SEPTEMBER 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, PRETORIA, subject to a reserve of R1 241 798.89 (ONE MILLION TWO HUNDRED AND FORTY ONE THOUSAND SEVEN HUNDRED AND NINETY EIGHT RAND AND EIGHTY NINE CENTS). DESCRIPTION OF PROPERTY ERF 1175 AMANDASIG EXTENSION 23 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING : 1079 (ONE THOUSAND AND SEVENTY NINE) SQUARE METRES Held by the Judgment Debtor in her name, by Deed of Transfer No. T80916/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1879 Berg Avenue, Amandasig, Extension 23 MAGISTERIAL DISTRICT : PRETORIA NORTH IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 1 x Family Room, 4 x Bedrooms, 3 x Bathrooms, 1 x WC, 2 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R20 000,00 is payable by way of EFT or cash only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-09-01.

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 / F80616/ TH.

**Case No: 39221/2017**

**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 MORETLOA JOHANNES POLAKI, First Defendant and ANGELINA TLOTISO POLAKI, Second Defendant**

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

**2023-09-28, 14:00, Office of the Sheriff of the High Court, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

In terms of a judgment granted on 11 OCTOBER 2017, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 28 SEPTEMBER 2023 at 14h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, without reserve. DESCRIPTION OF PROPERTY A Unit Consisting of - (a) Section No. 21 as shown and more fully described on Sectional Plan No. SS1185/2006, in the scheme known as ISLE DE FRANCE in respect of the land and building or buildings situate at FERNDAL TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 63 (SIXTY THREE) Square Metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No. ST165890/06 Street address : Door No. 21 Isle de France, 344 Main Avenue, Ferndale, Randburg MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x 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". 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, FIRST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG. 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) is payable 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, 2023-09-01.

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 / MAT13119 / TH.

**Case No: 43595/2019****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 EUGENE JERMAINE MOSING, Defendant**

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

**2023-09-27, 10h00, Office of the Sheriff of the High Court, Randfontein, 19 Pollock Street, Randfontein**

In terms of a judgment granted on 30 OCTOBER 2019, 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 27 SEPTEMBER 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN, subject to a reserve of R100 000,00 (ONE HUNDRED THOUSAND RAND), in accordance with a Court Order that was duly granted on 25 MAY 2023. DESCRIPTION OF PROPERTY ERF 2496 TOEKOMSRUS EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., GAUTENG PROVINCE MEASURING : 289 (TWO HUNDRED AND EIGHTY NINE) square metres HELD BY THE DEFENDANT IN HIS NAME BY DEED OF TRANSFER T20915/2013 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 2496 Gout Ganna Street, Toekomsrus Extension 1 MAGISTERIAL DISTRICT : RANDFONTEIN IMPROVEMENTS A 2 bedroomed house under tiled roof with 1 bathroom, 1 TV/living room, 1 dining room and a kitchen, with brick fencing 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, RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN. 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 R5 000,00 - in cash only. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-09-01.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F80448/ TH.

**Case No: 29821/2021****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 MACLEAN LUVUYO MBONISWA, First Defendant and NDILEKA DORRIS MBONISWA, Second Defendant**

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

**2023-09-28, 10h00, OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In terms of a judgment granted on 3 FEBRUARY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 28 SEPTEMBER 2023 at 10h00 in the morning at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG, subject to a reserve of R750 000,00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 1 as shown more fully described on Sectional Plan No SS60/2007, in the scheme known as PITCHSTONE in respect of the land and building or buildings situate at NORTHGATE EXTENSION 42 TOWNSHIP, in the area of THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional

plan, is 116 (ONE HUNDRED AND SIXTEEN) square metres in extent; (B) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD BY DEED OF TRANSFER ST10619/2007 Street address : No. 1 Pitchstone, 23 Kapital Street, Northgate, Extension 2 MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1x Lounge, 1 x Dining Room, 1 x Kitchen, 2 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 ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH WEST, 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG 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 and particulars. (c) Payment of a refundable registration fee of R10 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, 2023-09-01.

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 / MAT9797 / TH.

**Case No: 27872/2022**

**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 MMALEFUMA MAGDELINE MAHLUNUKU, Defendant**

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

**2023-10-02, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

In terms of a judgement granted on 19 APRIL 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 MONDAY 2 OCTOBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION, to the highest bidder subject to a reserve of R689 717,00 (SIX HUNDRED AND EIGHTY NINE THOUSAND SEVEN HUNDRED AND SEVENTEEN RAND) DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 353 as shown and more fully described on Sectional Plan No. SS132/2021, in the scheme known as THE MADISON AT AMBERFIELD CITY in respect of the land and building or buildings situate at ERF 4815 ROOIHUISKRAAL NOORD EXTENSION 47 TOWNSHIP, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 59 (FIFTY NINE) Square Metres in extent; and (B) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No. ST32252/2021 Street address : No. 353 The Madison at Amberfield City, 4815 Capensis Avenue, Rooihuiskraal Noord IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof together with the rules of the auction at the OFFICE OF THE SHERIFF OF THE HIGH COURT, CENTURION WEST, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R10 000,00. (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, 2023-09-01.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT14982 / TH.

**Case No: 15583/2021**

**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 MCDONALD THABISO MASIKE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3**

In terms of a judgement granted on 5 OCTOBER 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 29 SEPTEMBER 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, subject to a reserve of R450 000.00 (FOUR HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1004 ROSSLYN EXTENSION 18 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG IN EXTENT : 329 (THREE HUNDRED AND TWENTY NINE) SQUARE METRES HELD BY DEED OF TRANSFER T120541/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 6446 ROOIKEELFLAP STREET, NKWE ESTATE, ROSSLYN, EXTENSION 18 MAGISTERIAL DISTRICT : TSHWANE NORTH IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Toilet STAFF ROOM : 1 x Bedroom, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 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) Registration fee : 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, 2023-08-04.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT7637 / TH.

**Case No: 1750/2020**

**Docex: DX 136, PRETORIA**

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 LESIBA HERMANS SEKHAOLELO, First Defendant and ROSE SEKHAOLELO, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY



**2023-10-02, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 62 LUDORF STREET, BRITS**

In terms of a judgement granted on 27 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 MONDAY 2 OCTOBER 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, BRITS, 62 LUDORF STREET, BRITS, subject to a reserve of R85 000.00 (EIGHTY FIVE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1609 LETHLABILE - B EXTENSION 1 TOWNSHIP REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE MEASURING : 216 (TWO HUNDRED AND SIXTEEN) SQUARE METRES Held by Deed of Grant TL74845/1992 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : Stand 1609 Lethlabile Block B Extension 1 MAGISTERIAL DISTRICT : BRITS IMPROVEMENTS 2 x Bedrooms, Bathroom, Toilet, Tile Flooring, Harvey Tile Roofing 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, BRITS, 62 LUDORF STREET, BRITS. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Registration fee : R20 000.00, payable by way of EFT or bank guaranteed cheque. (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, 2023-08-07.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrns Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F91546 / TH.

**Case No: 13659/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and JABULANI VICTOR MAVAMBE,  
1st Execution Debtor and PEGGY HLAMALANI MAHLAULE, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, THE OFFICES OF THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE,  
WESTONARIA**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION, PRETORIA, IN THE SUIT, A SALE WITH A RESERVE PRICE OF R430 000.00 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA ON 29 SEPTEMBER 2023 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, 24 HOURS PRIOR TO THE AUCTION Certain: ERF 16000 PROTEA GLEN EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION I.Q., HELD BY DEED OF TRANSFER T019005/08, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND EXPECIALLY HELD BY THE RESERVATION OF MINERAL RIGHTS Measuring: 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES ALSO KNOWN AS: 18 ACORNHOEK STREET, PROTEA GLEN EXTENSION 16 Zoning: Residential IMPROVEMENTS: Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof MAIN BUILDING: comprising of - 1X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 2 X SERVANTS, 2 X STOREROOM, 1 X BATHROOM/WC 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 or residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee one



(1) day prior to the date 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 Acting Sheriff, Mr R. VERMEULEN, or his deputy.

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/jk/KFM965.

**Case No: 43922/2020**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Dzuguda Productions Proprietary Limited, First Judgment Debtor and Rudzani Ryan Dzuguda (surety), Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 2023-09-28, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

A Sale In Execution of the undermentioned property is to be sold to the highest bidder without reserve by the Acting Sheriff of Randburg South West, at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on Thursday, 28 September 2023 at 14h00. Full conditions of sale can be inspected at the offices of the Acting Sheriff Randburg South West, at the above address, who can be contacted on 010 880 2947, 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 457 Robindale Ext 1 Township Registration Division: IQ Gauteng Province Measuring: 1 190 square metres Deed of Transfer: T21455/2011 Also known as: 30 Malibongwe Drive (formerly Hans Strijdom Street), Robindale Ext 1, Randburg. Magisterial District: Johannesburg North Improvements: Main Building: 3 bedrooms, 1.5 bathrooms, lounge, kitchen, study. Outbuilding: 2 garages, swimming pool, 1 flatlet. Zoned: Residential Take further notice that: 1. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 001.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus VAT and a minimum commission of R 3 000.00 plus VAT. 2. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to the auction at the offices of the Acting Sheriff Randburg South West, 24 Rhodes Street, Kensington B, Randburg. The office of the Acting Sheriff Randburg South West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of a Refundable Registration fee of R 50 000.00 by EFT iv. Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Randburg South West, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Randburg.

Dated at Pretoria, 2023-09-06.

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/F6325.

**Case No: 7892/2022**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Hendrick Mashao Matome, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 11:00, 102 Parker Street, Riviera, Pretoria**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Pretoria North East, at 102 Parker Street, Riviera, Pretoria on Thursday, 28 September 2023 at 11h00. Full conditions of sale can be inspected at the office of the Sheriff Pretoria North East at 102 Parker Street, Riviera, Pretoria, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 25 Weavind Park Township Registration Division: JR Gauteng Measuring: 1 068 square metres Deed of

Transfer: T124767/2004 Also known as: 195 Gurney Street, Weavind Park, Pretoria. Magisterial District: Tshwane Central Improvements: Main House: 3 bedrooms, 1 bathroom, toilet, study, lounge, dining room, kitchen. Outbuilding: 2 carports. Other: corrugated roof, plastered walls & 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, 2023-09-06.

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/F4173.

**Case No: 54988/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

NOTICE OF SALE IN EXECUTION

**2023-09-28, 10:00, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg North at the Sheriff's Office, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg, on Thursday, 28 September 2023 at 10h00, with a reserve price of R 298 400.00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg North, 51 - 61 Rosettenville Road, Unit B1 Village Main, Industrial Park, Johannesburg, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 82 Albertville Township Registration Division: IQ Gauteng Measuring: 248 square metres Deed of Transfer: T64497/2003 And Property: Erf 83 Albertville Township Registration Division: IQ Gauteng Measuring: 248 square metres Deed of Transfer: T64497/2003 Also known as: 20 Ackerman Street, Albertville. Magisterial District: Johannesburg Central Improvements: Main Building: 3 bedrooms, 2 bathrooms, kitchen, lounge, dining room. Cottage: 1 bedroom, 1 bathroom, kitchen. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Registration conditions

Dated at Pretoria, 2023-09-06.

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/F5775.

**Case No: 24560/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Bhekisisamdadiyeni Georgealexander Bulalabon Majola, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-29, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort at the Sheriff's Offices, 182 Progress Road, Lindhaven, Roodepoort on Friday, 29 September 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Roodepoort, at the abovementioned address and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 1 as shown and more fully described on Sectional Plan No. SS102/1999 in the scheme known as Constantina Village in respect of the land and building or buildings situated at Roodepoort West Ext 4 Township, Local Authority: City of Johannesburg Metropolitan Municipality, of which section of the floor are, 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 under Deed of Transfer ST13311/2013; Also known as No. 1 Constantina Village, Van Buuren Street, Roodepoort West Ext 4, Roodepoort. Magisterial District: Johannesburg West Improvements: A Sectional Title

Unit with: 2 bedrooms, 1 bathroom, TV/living room, kitchen, carport, outer wall finishing - plaster, roof finishing - tiles, inner floor finishing - tiles. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3. Payment of a Registration fee of R 50 000.00 (refundable) 4. Registration conditions.

Dated at Pretoria, 2023-09-06.

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/F6876.

**Case No: 18708/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED Execution Creditor and MZWANDILE STUART MBELE  
Execution Debtor**

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

**2023-09-28, 10:00, THE OFFICES OF THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG STREET,  
VEREENIGING**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA GAUTENG DIVISION, PRETORIA, IN THE SUIT, A SALE WITH A RESERVE PRICE OF R100 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF VEREENIGING, AT 91 GENERAL HERTZOG STREET, VEREENIGING ON 28 SEPTEMBER 2023 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: ERF 1964 STRETFORD TOWNSHIP TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG Measuring: 219 (TWO HUNDRED AND NINETEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T28363/2017 Physical address of property: 1964 Nightingale Sreet, Stretford Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X OUT GARAGE 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, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff.

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/ar/KFM971.

**Case No: D2174/2020**

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

**In the matter between: SB Guarantee Company (RF) (Pty) Ltd (Registration Number: 2006/021576/07),  
Execution Creditor and Sean-Lee Shaun Kelly (Identity Number: 8809035367081), First Judgment Debtor,  
Tarryn Kelly Kelly (Identity Number: 9202110360081), Second Judgment Debtor and Bond Account Number:  
530408090, Third Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 09:00, No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban on Monday, 02 October 2023 at 09h00. Full conditions of sale can be inspected at the Sheriff Durban West, No. 1 Rhodes Avenue, Glenwood, Durban 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: Portion 36 (of 33) of Erf 9506 Durban Registration Division: FU, Province of KwaZulu-Natal In Extent 312 (Three Hundred and Twelve) Square Metres Held by Deed of Transfer: T35827/2016 Also known as 99 Stanley Road, Umbilo, Durban. Magisterial District: eThekweni Improvements: Main Building: Single storey, brick walls asbestos roof, wooden floor, lounge, dining room, kitchen, 3x bedrooms, bathroom, shower, toilet. Outbuilding: Single storey, freestanding, block walls, asbestos roof, only one room (storeroom), fenced concrete boundary, general residential, swimming pool. Zoned: Residential Take further notice that: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA-legislation i.r.o. proof of identity and address particulars c) Payment of a Registration Fee of R 20 000.00 in cash d) Registration conditions The office of the Sheriff for Durban West will conduct the sale with auctioneers N Adams. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-09-06.

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/F6729.

**Case No: 21524/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Xolani John Hlongwane, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-02, 11:00, 229 Blackwood Street, Hennopspark, Centurion**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion on Monday, 02 October 2023 at 11h00. Full conditions of sale can be inspected at the Sheriff Centurion West, 229 Blackwood Street, Hennopspark, Centurion 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 195 Rooihuiskraal Township Registration Division: JR Gauteng Province Measuring: 1 202 Square Metres Deed of Transfer: T1090/2004 Also known as: 11 Vleiloerie Road, Rooihuiskraal. Magisterial District: Tshwane Central Improvements: Main Building: 4 bedrooms, 3 bathrooms, toilet, lounge, dining room, kitchen, scullery, family room, study. Outbuilding: 3 garages, lapa, swimming pool. Zoned: residential Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant(s) for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Centurion West at 229 Blackwood Street, Hennopspark, Centurion. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The auction will be conducted by the Sheriff, DM Buys, or her appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-09-06.

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/F7031.

**Case No: 21745/2019**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O. Execution Creditor and  
CORNELIUS JOHANNES VISSER (ID NO: 700601 5028 08 7), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-27, 11:00, SHERIFF'S OFFICE CAPE TOWN EAST: UNIT 15 BP ROAD MONTAGUE GARDENS**

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 R425 000.00, will be held on WEDNESDAY, 27 SEPTEMBER 2023 at 11h00 at the SHERIFF'S OFFICE CAPE TOWN EAST: UNIT 15 BP ROAD MONTAGUE GARDENS. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, CAPE TOWN EAST. 1. A unit consisting of 1.1 SECTION NO 1 as shown and more fully described on the Sectional Plan SS457/2004 in the scheme known as DUNDONALD PLACE, in respect of the land and building or buildings situate at CAPE TOWN AT WOODSTOCK, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan is 82 (EIGHTY-TWO) SQUARE METRES in extent and 1.2 an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; HELD BY DEED OF TRANSFER NO. ST16736/09 2. A unit consisting of 2.1 SECTION NO 8 as shown and more fully described on the Sectional Plan SS457/2004 in the scheme known as DUNDONALD PLACE, in respect of the land and building or buildings situate at CAPE TOWN AT WOODSTOCK, IN THE CITY OF CAPE TOWN, of which section the floor section the floor area, according to the said sectional plan is 21 (TWENTY-ONE) SQUARE METRES in extent and 2.2 an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; and HELD BY DEED OF TRANSFER NO. ST16736/2009 SITUATED AT: SECTION 1 AND 8, DOOR NUMBER 24, DUNDONALD PLACE, 22 PLUMER ROAD, WOODSTOCK ("the immovable properties") THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- SIMPLEX CONSISTING OF BRICK WALLS, CORRUGATED IRON ROOF, WOODEN WINDOWS, 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 2 X BATHROOMS, 1 X GARAGE TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty-one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3.5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1080.

**Case No: 41906/2019**

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, Execution Creditor/ Plaintiff and ADRIAAN MARCEL KOEKEMOER (IDENTITY NUMBER:  
751026 5025 081), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-27, 10:00, SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN**



IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R898 273.29 will be held at the office of the SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN on WEDNESDAY, 27 SEPTEMBER 2023 at 10H00 HRS the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: 1 X ENTRANCE (ESTIMATE), 1 X LOUNGE (ESTIMATE), 1 X DINING ROOM (ESTIMATE), 1 X KITCHEN (ESTIMATE), 1 X FAMILY ROOM (ESTIMATE), 3 X BEDROOMS (ESTIMATE), 2 X BATHROOMS (ESTIMATE) OUT BUILDING: 2 X GARAGE (ESTIMATE) TYPE SITE IMPROVEMENTS: CLINKER BRICK WALLING AND PALISADE FENCING, TAR PAVING, BURGLAR PROOFING SECURITY (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 501, GREENHILLS TOWNSHIP REGISTRATION DIVISION I.Q PROVINCE OF GAUTENG MEASURING 1301 (ONE THOUSAND THREE HUNDRED AND ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T79484/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 12 GREENHILLS AVENUE, GREENHILLS, 1759. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF RANDFONTEIN, 42 POLLOCK STREET, RANDFONTEIN. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA legislation with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF RANDFONTEIN situated at 42 POLLOCK STREET, RANDFONTEIN. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0609 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

**Case No: 35005/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and NONHLANHLA NKOSI (now DINTWE), ID 870308 0494 082, 1ST DEFENDANT and GWANTI ABRAM WITBOOI (now DINTWE), ID 840724 5465 082m 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R610 000.00 will be held by the ACTING SHERIFF OF THE HIGH COURT WESTONARIA on the 6TH day of OCTOBER 2023 at 10H00 at THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA 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 WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA: ERF 20339 PROTEA GLEN EXTENSION 20 TOWNSHIP REGISTRATION DIVISION IQ; GAUTENG PROVINCE MEASURING 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER T46027/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 20339 VAAL STREET, PROTEA GLEN EXTENSION 20 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 R50 000.00 (Refundable) in eft or bank guarantee cheque



in order to obtain a buyer's card; d) All conditions applicable to registration; e) Rules of the auction and conditions of sale may be inspected at the Sheriff's office 24 Hours prior to the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House consisting of a Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Shower and 2 Toilets.

Dated at PRETORIA, 2023-08-16.

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/Marelize/SA2937.

**Case No: 66236/2020**

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

NOTICE OF SALE IN EXECUTION

**2023-09-28, 14:00, ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit with a reserve price of R967 042.43 will be held at the office of the Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, on 28TH OF SEPTEMBER 2023, at 14h00 of the under mentioned property of the Defendants on The Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A UNIT CONSISTING OF Section no 3 as shown and more fully described on Sectional plan no SS80/2003 in the scheme known as CARPE DIEM in respect of the land and building or buildings situate at SUNDOWNER EXTENSION 28 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan is 174 (ONE HUNDRED AND SEVENTY FOUR) square metres in extent, and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by deed of Transfer no ST26082/2016, SUBJECT to the conditions as set out in the aforesaid Deed ZONE RESIDENTIAL SITUATE AT : SECTION NO 3 CARPE DIEM, 1272 PUTTICK AVENUE, SUNDOWNER EXT 28 A UNIT COMPRISING OF: AN OPEN PLAN LOUNG AND DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND A DOUBLE GARAGE (Improvements / Inventory - No Guaranteed) Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the ACTING Sheriff RANDBURG SOUTH WEST, UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 4 . Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 by way of EFT. 5. The auctioneer will be the ACTING Sheriff Randburg South West.

Dated at JOHANNESBURG, 2023-03-23.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT7540.

Case No: 11182/2022

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 COMILLAN PERUMALL RAJAH (ID NO: 671014 5169 080), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-28, 14:00, Sheriff Randburg South West 1st floor, unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

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 30 AUGUST 2022 in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Randburg South West at their offices situated at 1st floor, unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on 28 September 2023 at 14H00, which is more fully described as: ERF 1162 RANDPARKRIF EXTENSION 6 TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG IN EXTENT: 1 363 (ONE THOUSAND THREE HUNDRED AND SIXTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER T81765/2002 SUBJECT TO THE CONDITIONS THEREIN MENTIONED OR REFERRED TO AND MORE ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS (STREET ADDRESS: 18 PELIKAAN STREET, EXT 1, RANDPARK RIDGE) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 4x Bedrooms 4x Bathrooms 1x Kitchen OUTBUILDING: 1x Laundry 1x Servants room 1x Swimming Pool 1x Double Garage EXTRAS: 2x Bedrooms are en-suite 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Johannesburg North. 2. A reserve price for the sale in execution of the immovable property is set at R3 000 000.00. 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 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, Sheriff Randburg South West, 1st floor, unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, 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, 2023-08-08.

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/EF0003.

Case No: 21571/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution creditor/ Plaintiff and SECHABA BENJAMIN NTOI (Identity Number: 751219 5409 088), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-28, 10:00, SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale without a reserve will be held on THURSDAY, 28 SEPTEMBER 2023 at 10H00 at 97 GENERAL HERPZOG ROAD, THREE RIVER, VEREENIGING which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. PORTION 36 OF ERF 1200 RISIVILLE EXTENSION 3 TOWNSHIP REGISTRATION DIVISION: I.Q. THE PROVINCE OF GAUTENG MEASURING 534 (FIVE HUNDRED AND THIRTY-FOUR) SQUARE METRES HELD BY DEED OF

TRANSFER NUMBER T84968/08 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN, AND SUBJECT TO THE CONDITIONS IMPOSED BY THE ABRINA 4242 ("THE OVAL HOMEOWNERS ASSOCIATION") SITUATED AT: 36 THE OVAL, RISIVILLE EXT 3, VEREENIGING, 1935 ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots") MAIN BUILDING: OUT BUILDINGS: TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0954.

**Case No: 56141/2021**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Registration Number: 1962/000738/06, Execution creditor/ Plaintiff and REBECCA MONAISE (Identity Number: 880214 0599 086), First Execution Debtor/Defendant and SAMSON MATHE (Identity Number: 721201 5679 081), Second Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 11:00, SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXT 3**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with a RESERVE of R450 000.00 will be held on FRIDAY, 29 SEPTEMBER 2023 at 11H00 at 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXT 3 which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXT 3. ERF 905 SOSHANGUVE-XX TOWNSHIP REGISTRATION DIVISION J.R. GAUTENG PROVINCE MEASURING 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T15792/2013 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: STAND NO. 905, 6674 UBHATATA STREET, SOSHANGUVE- XX, 0152 ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots") MAIN BUILDING: X 1 LOUNGE, X 1 KITCHEN, X 2 BEDROOM, X 1 BATHROOM TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. 3. Registration as a buyer is required subject to certain conditions: 3.1

Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF VEREENIGING, 91 GENERAL HERTZOG, THREE RIVERS, VEREENIGING. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0859.

**Case No: 4714/2016**

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION, POLOKWANE)

**In the matter between: ABSA BANK LTD, PLAINTIFF and JAMES HENRY KLEINHANS N.O. ID: 640801 5138 083, In his capacity as TRUSTEE of the KLEINHANS FAMILIE TRUST IT 6626/2000, 1ST DEFENDANT and CHARLMAINE ELIZABETH KLEINHANS N.O, ID 600222 0224 083, In her capacity as TRUSTEE of the KLEINHANS FAMILIE TRUST IT 6626/2000, 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, THE SHERIFF OFFICE OF PHALABORWA, 13 NABOOM STREET**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, LIMPOPO DIVISION, POLOKWANE in the abovementioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT PHALABORWA on the 6TH day of OCTOBER 2023 at 10H00 at THE SHERIFF OFFICE OF PHALABORWA, 13 NABOOM STREET, 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 PHALABORWA, 13 NABOOM STREET: PORTION 33 (PORTION OF PORTION 23) OF THE FARM JONGMANSSPRUIT 234 REGISTRATION DIVISION: KT; LIMPOPO PROVINCE MEASURING: 1, 0398 (ONE comma ZERO THREE NINE EIGHT) HECTARES HELD BY DEED OF TRANSFER T9861/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS BETTER KNOWN AS: 33 CANYON GAME RESERVE, FARM JONGMANSSPRUIT 234 KT, OFF R 527, HOEDSPRUIT Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 in cash 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: Vacant Stand.

Dated at POLOKWANE, 2023-08-17.

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/Marelize/DA3078.

**Case No: 40855/2019**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and LUSANDA NKOSAZANA QUPE (IDENTITY NUMBER: 670301 0361 08 0), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, SHERIFF ROODEPOORT NORTH at 182, PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R778 258.35 will be held at the office of the SHERIFF ROODEPOORT NORTH at 182, PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 29TH SEPTEMBER 2023 at



10H00 the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF ROODEPOORT NORTH at 182, PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 3 X BEDROOMS, 1 X TV-LIVINGROOM, 2 X GARAGES, 2 X BATHROOMS, 2 X CARPORTS, KITCHEN, GRANNYFLAT WITH 1 X BEDROOM AND 1 X BATHROOM. (Improvements / Inventory - Not Guaranteed) CERTAIN: A UNIT CONSISTING OF - a) SECTION NUMBER 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS58/1988, IN THE SCHEME KNOWN AS FLORA VIEW IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA NORTH EXTENSION 5 TOWNSHIP: LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 206 (TWO HUNDRED AND SIX) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST057852/07 SITUATED AT: (STAND NUMBER 304) UNIT 16 FLORA VIEW, 69 OLYMPUS STREET, FLORIDA NORTH EXTENSION 5, ROODEPOORT TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF ROODEPOORT NORTH, 182, PROGRESS ROAD, LINDHAVEN, ROODEPOORT. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA registration with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF ROODEPOORT NORTH situated at 182, PROGRESS ROAD, LINDHAVEN, ROODEPOORT. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/nn/FOR2/0602.

**Case No: 58760/2019**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and THABO RANGWAGA (Identity Number: 780617 5357 08 9), First Execution Debtor/ Defendant and RACHAEL SINDISWA MABANDLA (Identity Number: 750228 0621 08 5), Second Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R820 000.00 will be held at the office of the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY, 29 SEPTEMBER 2023 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: LOUNGE, DINING ROOM, KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, WC, 2 X CARPORTS. (Improvements / Inventory - Not Guaranteed) CERTAIN: 1. A UNIT CONSISTING OF - a) SECTION NUMBER 36 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS94/1989, IN THE SCHEME KNOWN AS FLORIDA CABANAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT FLORIDA

TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 70 (SEVENTY) SQUARE METRES IN EXTENT; AND 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 ST70316/2004 2. AN EXCLUSIVE USE AREA DESCRIBED AS BALCONY NO B36 MEASURING 25 (TWENTY FIVE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS FLORIDA CABANAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FLORIDA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS94/1989 HELD BY NOTARIAL DEED OF CESSION NUMBER SK3999/2004S SITUATED AT: (STAND NUMBER 2346) UNIT 36 FLORIDA CABANAS, 4 SECOND STREET/ 6 2ND AVENUE, FLORIDA. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 3. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF ROODEPOORT NORTH, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA registration with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF ROODEPOORT NORTH situated at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0025.

**Case No: 58127/2020**

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 ZEDAN YASER Debtor (Identity number: 691113 5878 082), 1st Judgment and GO WELL TRAVEL AGENT CC (registration no. 2006/190302/23), 2ND Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-28, 14:00, Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit with A RESERVE PRICE OF R1 180 836,27 will be held at the office of the Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 28 SEPTEMBER 2023, at 14h00 of the under mentioned property of the Defendants on The Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL CERTAIN : ERF 5 PRAEGVILLE TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO T63186/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. THE PROPERTY IS ZONED: RESIDENTIAL SITUATE AT : 17 MARIE STREET, FERNDAL, RANDBURG Improvements - not guaranteed -



consisting of Main building - a Lounge, TV Room, 2 bathrooms, kitchen, dining room, study, 2 bedrooms and an en suite bedroom Out building - 1 Laundry, 1 servants room with toilet, 1 swimming pool, double garage, Garden - fair, roof - tiles, windows - steel, walls - brick, fence - brick wall Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Acting Sheriff Randburg South West bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Acting Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 2410 JAN SMUTS AVENUE, CRAIGHALL 4 . Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 no cash will be accepted only by way of EFT . 5. The auctioneer will be the Acting Sheriff Randburg South West.

Dated at RANDBURG, 2023-03-27.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT8795.

**Case No: 26511/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and NTSAGO HAPPY MAGOMANE, ID: 830101 6313 086, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, at THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R351 221.30 will be held by the ACTING SHERIFF OF THE HIGH COURT WESTONARIA on the 6TH day of OCTOBER 2023 at 10H00 at THE SHERIFF OFFICE OF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA 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 WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA: ERF 27675 PROTEA GLEN EXTENSION 24 TOWNSHIP REGISTRATION DIVISION IQ; PROVINCE OF GAUTENG MEASURING 318 (THREE ONE EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER T45646/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: (HOUSE 27675) / 37 SWIFT STREET, PROTEA GLEN EXT 24 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (Refundable) in eft or bank guarantee cheque in order to obtain a buyer's card; d) All conditions applicable to registration; e) Rules of the auction and conditions of sale may be inspected at the Sheriff's office 24 Hours prior to the auction. 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 and Toilet..

Dated at PRETORIA, 2023-08-16.

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/Marelize/SA3075.

Case No: 34717/2017

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and LWANDILE NICOLE MOYO (ID 911016 1109 184), DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10:00, THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH on 6TH day of OCTOBER 2023 at 10H00 at THE SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT: A Unit consisting of - (a) Section No. 14 as shown and more fully describe on Sectional Plan No. SS27/2013 in the scheme known as FLEURHOF BROOKE in respect of the land and building or buildings situate at FLEURHOF EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG 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 No. ST31891/2016 Subject to such conditions as set out in the aforesaid Deed of Transfer. Better Known as: Unit 14 (Door 14) SS Fleurhof Brooke, 55 Leadwood Street Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) 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, Toilet and Open Parking.

Dated at PRETORIA, 2023-08-16.

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/Marelize/SA2333.

Case No: 32079/2021

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 TSIE: MAMOROENG MASEBOLO JUDY JAKE (Identity number: 790227 0065 082), Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-09-28, 14:00, ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of The High Court of South Africa, Gauteng Division, Pretoria in the above action, as sale as a unit with a reserve price of R738 639,49 will be held at the office of the Acting Sheriff, RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, on 28TH OF SEPTEMBER 2023, at 14h00 of the under mentioned property of the Defendants on The Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: CERTAIN : PORTION 21 OF ERF 802 SUNDOWNER EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 400 (FOUR HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO T49870/2014, Subject to the conditions therein contained ZONE RESIDENTIAL SITUATE AT : 41 AQUARIUS CRESCENT, SUNDOWNER EXT 21 A DWELLING consisting of an entrance hall, lounge, dining room, kitchen, 2 bedrooms, 2 bathrooms, 1 shower, 2 WC, and a single garage. (Improvements / Inventory - No Guaranteed) Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES,

payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the ACTING Sheriff RANDBURG SOUTH WEST, UNIT 7, 1ST FLOOR BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 by way of EFT. 5. The auctioneer will be the ACTING Sheriff Randburg South West.

Dated at JOHANNESBURG, 2023-07-11.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT10177.

**Case No: 60571/2022**

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 MKHWANAZI: THULANI CORNELIUS (Identity number: 890626 5376 087), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-29, 10:00, Sheriff WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA.**

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 28 APRIL 2023 and respectively in terms of which the following property will be sold in execution with a reserve price of R364 779,08 on 29 SEPTEMBER 2023 at 10:00 by the Sheriff WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA. CERTAIN ERF 27808 PROTEA GLEN EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO T12465/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATE AT 27808 EAGLE OWL STREET, PROTEA GLEN EXT 24 ZONE: RESIDENTIAL. The following information is furnished but not guaranteed - consisting of A Lounge, Kitchen, 2 bedrooms, 1 Bathroom. Tiled Roof with brick walls. 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, WESTONARIA. The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy. Advertising costs at current publication rates and sale costs according to court rules apply. 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 one (1) day prior to the date of Sale by way of EFT or a bank guarantee cheque, NO CASH ACCEPTED. 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 50 EDWARDS AVENUE, WESTONARIA.

Dated at JOHANNESBURG, 2023-06-26.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT11636.

Case No: 82971a/2016

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Execution Creditor and AMIN: KATIJA, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-09-29, 10:00, Sheriff WESTONARIA, AT 50 EDWARDS AVENUE, WESTONARIA**

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 2 DECEMBER 2016 and respectively in terms of which the following property will be sold in execution on 29th of SEPTEMBER 2023 at 10:00 without a reserve price, by the Sheriff WESTONARIA, AT 50 EDWARDS AVENUE, WESTONARIA CERTAIN: ERF 1629 LENASIA SOUTH TOWNSHIP REGISTRATION DIVISION .I.Q, THE PROVINCE OF GAUTENG MEASURING 642 (six hundred and forty two) SQUARE METRES HELD BY DEED OF TRANSFER NO T47618/2006 SITUATE AT 1629 CAMELIA STREET, LENASIA SOUTH ZONE: RESIDENTIAL The following information is furnished but not guaranteed a MAIN DWELLING COMPRISING OF 1 x court yard, 1 single garage, 1 dining room, 1 kitchen, 1 tv room, 1 shower and toilet, 1 walk in Cupboard, 1 front patio, 1 outside toilet, 1 servants room, 1 bathroom LIVING QUARTERS 2ND FLOOR - 1 bathroom, 1 balcony, 1 kitchen, 1 bedroom, 1 lounge GARDEN COTTAGE / FLATLET - 1 kitchen, 1 bedroom, 1 bathroom - it is a double storey house with 3 separate living areas and is situated on a corner erf. The roof is tiled and the fence is precast 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 R101 000.00 - 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 WESTONARIA at 50 Edwards Avenue, WESTONARIA. 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 acting sheriff Westonaria R VERMEULEN or his deputy.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT579.

Case No: 1661/2021

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 LUKHANYO WILBERTFORCE NZELE Identity Number: 790910 5896 083, First Execution Debtor and THULISILE ILENE NYATHI Identity Number: 850307 0745 083, Second Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-28, 15:00, Sheriff of Virginia at 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 20 APRIL 2023 in terms of which the following property will be sold in execution on 28TH day of SEPTEMBER 2023 at 15H00 by the Sheriff of Virginia at 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA, with a reserve price of R190 000.00. CERTAIN: ERF 490 VIRGINIA DISTRICT: VENTERSBURG, PROVINCE FREE STATE IN EXTENT: 971 (NINE HUNDRED AND SEVENTY-ONE) SQUARE METERS AS HELD BY: DEED OF TRANSFER NUMBER: T30270/2007 SITUATED: 30 ELAND STREET, VIRGINIA THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed): " 3 x Bedrooms; " 1 x Toilet with Bathroom; " 1 x Dining and Lounge suit; " 1 x Kitchen; " 1 x Outside room; " 1 x Garage. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against



transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 Virginia, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA. The sale will be conducted at the Sheriff of Virginia's office with auctioneer Tiki Berry. 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 amount is R10 000.00 (Refundable) prior to commencement of Auction in order to obtain a Buyers card. 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,

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/ISS591.

**Case No: 68443/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER-1962/000738/06), Plaintiff and BONIWE PERTUNIA ZULU (IDENTITY NUMBER: 750510 0402081), Defendant**

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

**2023-10-05, 11:00, THE SHERIFF ENKANGALA at SOLOMON MAHLANGU DR.110BA MEDICAL CENTRE KWAMHLANGA**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 23 JULY 2021 in terms of which the following property will be sold in execution on 05 OCTOBER 2023 at 11H00 by THE SHERIFF ENKANGALA at SOLOMON MAHLANGU DR.110BA MEDICAL CENTRE KWAMHLANGA to the highest bidder with reserve price of R223 694.29 CERTAIN: ERF 3581 ENKANGALA- D TOWNSHIP REGISTRATION DIVISION: J.R. PROVINCE: MPUMALANGA MEASURING: 299 (TWO HUNDRED AND NINETY-NINE) SQUARE METRES IN EXTENT AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. TG439/1990KD SITUATED AT: 3380 SECTION D POLICE VIEW ENKANGALA CHOSEN DOMICILIUM CITANDI ET EXECUTANDI : 3380 SECTION D POLICE VIEW ENKANGALA INVENTORY: 1 X LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM TILED CEILING, FACE BRICK WALL, PLASTER ON WALLS (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 ENKANGALA at SOLOMON MAHLANGU DR.110BA MEDICAL CENTRE KWAMHLANGA The Sheriff ENKANGALA 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 SHERIFF SOLOMON MAHLANGU DR.110BA MEDICAL CENTRE KWAMHLANGA. during normal office hours Monday to Friday . C/O VAN EDEN ATTORNEY 426 KINROSS AVENUE FAERIE GLEN PRETORIA

Dated at ROODEPOORT.

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: Z2/318118/NM.

**Case No: 22031/2022**

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 JEAN PIERRE DA SILVA (Identity Number: 850216 5076 08 1), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-05, 14:00, THE SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 27 FEBRUARY 2023 in terms of which the following property will be sold in execution on 05 OCTOBER 2023 at 14H00 by THE SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON to the highest bidder with reserve price of R544 146.00 CERTAIN: REMAINING EXTENT OF PORTION 67 OF FARM NOOITGEDATCH 176 MEASURING: 1,0211 (ONE COMMA ZERO TWO ONE ONE) SQUARE METRES IN EXTENT AS HELD: by the Defendant under Deed of Transfer. T11181/2015 SITUATED AT: 67 SANTA FE BLUE SADDLE RANCH CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 93 HAUSBERG AVENUE OAKDENE EXT 1 INVENTORY: VACANT STAD (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 MEYERTON, 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](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 SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON. during normal office hours Monday to Friday C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-08-10.

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: D45/319905 LM.

**Case No: 2020/40375**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and DDUDUZILE GOODNESS MPANZA N.O (in her capacity as Executrix in the Estate Late Sindisiwe Lushaba) - Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-09-26, 11:00, SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand,**

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 R1,160,000.00 will be held at 614 James Crescent, Halfway House, Halfway House, Midrand, and the Plaintiff has arranged for the immovable property to be



sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand, on 26 September 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 HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand, prior to the sale: CERTAIN ERF 661 BLUE HILLS EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION J.R, THE PROVINCE OF GAUTENG, MEASURING 400 (FOUR HUNDREDD) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T64750/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO A RESTRICTION IN RESPECT OF THE TRANSFER OF THE ABOVE PROPERTY IN FAVOUR OF THE BLUE HILLS 24 HOMEOWNERS ASSOCIATION NPC. Which bears the physical address: 661 CORAL WOOD VILLAGE, 9TH STREET, KILIMANJARO CRESCENT, MIDRAND, 1682 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, 2 Bathrooms, 2 Showers and 2 WC's, 2 outgarages and covered patio THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" 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 and a minimum of R3,000.00 plus 15% VAT on commission in Cash or in the form of a bank cheque, immediately on the closing of the bid. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand, prior to the sale. The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor. 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 HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand.

Dated at SANDTON, 2023-09-04.

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/MAT19913.

**Case No: 2022/1860**

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

**In the matter between: FIRSTRAND MORTGAGE LOANS (RF) PROPRIETARY LIMITED - (Execution Creditor)  
and BAGELOO: DHIREN - 1st Judgment Debtor and SEWPAUL: RUNGILLA - 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-09-26, 11:00, SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent,  
Halfway House, Halfway House, Midrand,**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R1,993,908.38 will be held at 614 James Crescent, Halfway House, Halfway House, Midrand, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand, on 26 September 2023 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand prior to the sale: CERTAIN ERF 770 SUMMERSSET EXTENSION 20 TOWNSHIP REGISTRATION DIVISION J.R. GAUTENG PROVINCE IN EXTENT: 800 (EIGHT HUNDRED) SQUARE METRES HELD BY T35163/2020 SUBJECT to all the terms and conditions as contained in the aforesaid deed of transfer and more especially to the conditions imposed by the Montecellor Country Estate Home Owners Association NPC, Registration Number 2003/010145/08 Which bears the physical address: Erf 770, Monte Cello Country Estate, Tamboti Road, Calswald, Midrand. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists

of: Entrance Hall, Lounge, Family room, Dining room, Scullery, Kitchen, 4 Bedrooms, 2 Bathrooms, 2 showers, 3 WC'S, Dressing room, 2 out garages, Covered outside patio and open balcony THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" 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 and a minimum of R3,000.00 plus 15% VAT on commission in Cash or in the form of a bank cheque, immediately on the closing of the bid. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Midrand, prior to the sale. The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor. 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 HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Midrand..

Dated at SANDTON, 2023-09-04.

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/MAT18670.

**Case No: 2022/39654**

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

**In the matter between: FIRSTRAND BANK LIMITED, Judgment Creditor and OLAJIGA: AYODELE OLUWOLE, Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-09-28, 14:00, ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale without reserve will be held at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL for the above named Defendant, and has arranged for the immovable properties to be sold by the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL at 14:00, on 28 September 2023 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL prior to the sale : CERTAIN: 1. A Unit consisting of: (A) section no 9 as shown and more fully described on sectional plan no SS1194/2007 in the scheme known as President Arcade in respect of the land and building or buildings situated at Windsor 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 no ST25415/2009 and subject to such conditions as set out in the aforesaid deed. AND 2. A unit consisting of: (A) section no 36 as shown and more fully described on sectional plan no SS1194/2007 in the scheme known as President Arcade in respect of the land and building or buildings situated at Windsor Township - local authority: City of Johannesburg of which section the floor area, according to the said sectional plan, is 69 (Sixty Nine) square metres in extent; and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST28528/2009 and subject to such conditions as set out in the aforesaid deed. Which bear the physical address: Unit 36, President Arcade, Earls Ave, Gauteng, Windsor, Randburg and Unit 9, President Arcade, Earls Ave, Gauteng, Windsor, Randburg The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTIES ARE ZONED: RESIDENTIAL Unit 9 Consists of: Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1 WC, Balcony Unit 36 Consists of:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC, Balcony THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. The office of the Acting Sheriff of the High Court Randburg 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.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 (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL

Dated at SANDTON, 2023-09-04.

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/MAT19327.

**Case No: 2021/4988**

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

**In the matter between: FIRSTRAND BANK LIMITED - Judgment Creditor and MOYO: WILFRED - First Judgment Debtor and MOYO: EMMA MAGDELINE -Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-09-28, 14:00, ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R324,394.64 reserve will be held at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL for the above named Defendants, and has arranged for the immovable property to be sold by the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL at 14:00, on 28 September 2023 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL prior to the sale : CERTAIN: 1. A Unit consisting of: (A)Section No. 13 as shown and more fully described on sectional plan no SS92/1993 in the scheme known as THROB VILLAS in respect of the land and building or buildings situated at RANDPARKRIF TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 50 (FIFTY) square metres in extent; and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST3945/2006 and subject to such conditions as set out in the aforesaid deed. 2. An exclusive area described as PARKING BAY NO. P13 measuring 13 (Thirteen) square metres being as such part of the common property comprising the land in the scheme known as THROB VILLAS in respect of the land and building or buildings situated at RANDPARKRIF TOWNSHIP, CITY OF JOHANNESBURG as shown and more fully described on sectional plan no. ss93/1993 held by notarial deed of cession No. SK2552/2006 Which bears the physical address: SECTION 13 (DOOR 13) THROB VILLAS, MONKOR AVENUE, RANDPARK RIDGE, RANDBURG 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, 1 Bedroom, 1 Bathroom, 1 WC, Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from

the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. The office of the Acting Sheriff of the High Court Randburg 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.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 (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST- UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL

Dated at SANDTON, 2023-09-04.

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/MAT18486.

**Case No: 23989/2013**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and RAVHALUSANI RATSHITANGA, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 11:00, AT THE OFFICES OF THE SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE PRICE OF R300 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3 ON 29 SEPTEMBER 2023 AT 11H00 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 1365 ROSSLYN EXTENSION 20 TOWNSHIP REGISTRATION DIVISION J.R THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T49978/2011 Measuring: 319 (THREE HUNDRED AND NINETEEN) SQUARE METRES ALSO KNOWN AS 1365 NKWE ESTATE, 6341 OXPECKER STREET, ROSSLYN EXTENSION 20 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X BATHROOM/W/C, 2 X OUTSIDE ROOMS The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. 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 occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (KFR049/F COETZER/ar).



Case No: 20512 / 2020

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-27, SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R510,000.00 (FIVE HUNDRED AND TEN THOUSAND RAND) will be held at SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN on 27 SEPTEMBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN prior to the sale. A unit consisting of: section no 12 as shown and more fully described on sectional plan no SS218/2015 in the scheme known as MONTACHE VILLAS in respect of the land and building or buildings situated at WESTERGLOOR Township - local authority: RAND WEST CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 106 (ONE HUNDRED AND SIX) square metres in extent; and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by CERTIFICATE OF REGISTERED SECTIONAL TITLE NUMBER ST218/2015 (7) (UNIT) and subject to such conditions as set out in the aforesaid deed. also known as UNIT 12 MONTACHE VILLAS, 18808 MARITZ STREET, WESTERGLOOR the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM AND GARAGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 15134.

Case No: 14381 / 2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ANDREW CUPIDO (Identity Number: 710725 5094 08 4), First Defendant/Respondent and GLENDA STEPHANIE CUPIDO (Identity Number: 700121 0251 08 9), Second Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:00, SHERIFF WORCESTER, SHERIFF'S OFFICE 69 DURBAN STREET, WORCESTER**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (WESTERN CAPE DIVISION, CAPE TOWN) in the abovementioned suit, a sale with reserve in the amount of R153,000.00 (ONE HUNDRED AND FIFTY THREE THOUSAND) will be held at SHERIFF WORCESTER, SHERIFF'S OFFICE 69 DURBAN STREET, WORCESTER on 29 SEPTEMBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF WORCESTER, SHERIFF'S OFFICE 69 DURBAN STREET, WORCESTER prior to the sale. ERF 17531 WORCESTER SITUATED IN THE BREEDE VALLEY MUNICIPALITY, DIVISION

WORCESTER, PROVINCE OF WESTERN CAPE IN EXTENT 215 (TWO HUNDRED AND FIFTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T91668/1999 also known as 3 RAINBIRD STREET, AVIANPARK, WORCESTER the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 1 BEDROOM AND BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF WORCESTER, SHERIFF'S OFFICE 69 DURBAN STREET, WORCESTER. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF WORCESTER, SHERIFF'S OFFICE 69 DURBAN STREET, WORCESTER. C/O COHEN SHEVEL & FOURIE 40 McIntyre Street Glenlily Parow Cape Town Tel: (012) 939 5120 Email: [zelda@csflaw.co.za](mailto:zelda@csflaw.co.za) REF: MR T PRICE

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 12963.

**Case No: 3126/20P**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and DIFFERENCE KENNETH MTHEMBU, 1st Defendant and KHETHIWE IGNATIA MTHEMBU, 2nd Defendant**

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

**2023-09-28, 10:30, 121 SARGEAUNT STREET, GREYTOWN**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 28 MARCH 2022 the following property will be sold in execution on 28 SEPTEMBER 2023 at 10:30 at the Sheriff's Office, 123 Pine Street, Greytown.

(PTN 5 OF 4) OF ERF 208, GREYTOWN, REGISTRATION DIVISION F.T., PROVINCE OF KWAZULU NATAL, IN EXTENT 1 036 (ONE THOUSAND AND THIRTY SIX) SQUARE METRES; HELD BY DEED OF TRANSFER NO : T06/14773; SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN; situated at 193 PINE STREET, GREYTOWN.

IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 3 BATHROOMS WITH A SINGLE GARAGE; 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 or secured by a bank guarantee 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, 123 Pine Street, Greytown.

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 R1,000.00 in cash;

(d) Registration conditions.

4. The sale will be conducted by the Deputy Sheriff, MABUSA MTSWENI.

5. Conditions of Sales available for viewing at the Sheriff's office, 123 Pine Street, Greytown.

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

Dated at PIETERMARITZBURG, 2022-08-25.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Fax: 0865011506. Attorney Ref: HVDV/MAT1671.

**Case No: 87518/2019**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and BITFLOW INVESTMENTS 410 (PTY) LTD - 1ST  
DEFENDANT and CORNELIUS WIESE BARNARD - 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 11:00, Sheriff of the High Court - Modimolle at 108 HAGEN STREET, MODIMOLLE**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: TED/MAT54896), Tel: 013 752 5390, PORTION 118 (PORTION OF PORTION 13) OF THE FARM BUFFELSPOORT 421, REGISTRATION DIVISION KR, THE PROVINCE OF LIMPOPO, MEASURING 1, 9739 HECTARES, HELD BY DEED OF TRANSFER NO. T49220/2003 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): A VACANT STAND - (particulars are not guaranteed) will be sold in Execution to the highest bidder on 3 October 2023 at 11:00 by the Sheriff of the High Court MODIMOLLE at 108 HAGEN STREET, MODIMOLLE. Rules of Auction and Conditions of sale may be inspected at Sheriff of the High Court MODIMOLLE at 108 HAGEN STREET, MODIMOLLE.

Dated at Mbombela, 2023-09-07.

Attorneys for Plaintiff(s): Stegmanns Inc, Block C, Streak Street Office Park, 6 Streak Street, Nelspruit. Telephone: 0861333402. Fax: 0866863903. Attorney Ref: MAT54896.

**Case No: 2022-031799**

**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and LUCAS  
RATIKI MOALUSI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-17, 11:00, THE SHERIFF'S OFFICE RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES  
CRESCENT, HALFWAY HOUSE, MIDRAND**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 9th day of May 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of RANDBURG WEST on TUESDAY the 17TH day of OCTOBER 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder, subject to a reserve price of R534,093.55.

CERTAIN: ERF 712 BLOUBOSRAND EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 850 (EIGHT HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T21362/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Special Residential (not guaranteed)

The property is situated at 21 SCHIEDAM AVENUE, BLOUBOSRAND EXT 2, RANDBURG and consists of a double storey residential block comprising 12 one-bedroom flats (in this respect, nothing is guaranteed).

The aforementioned property will be sold subject the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of RANDBURG WEST situated at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R20,000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2023-08-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/MK/94364.

**Case No: 2021/37813**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Sithole: Tshidi Patricia, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-17, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 01 June 2022, in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY, 17 OCTOBER 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder with a court reserve of R460 000.00.

ERF 5546 COSMO CITY EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 415 (FOUR HUNDRED AND FIFTEEN) SQUARE METRES

HELPER BY DEED OF TRANSFER NO T.45510/07

SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 3 BEDROOMS, BATHROOM, TOILET, KITCHEN, LININGROOM - WHICH CANNOT BE GUARANTEED

The property is situated at: 27 HONDARUS STREET, COSMO CITY EXTENSION 5 in the magisterial district of JOHANNESBURG NORTH

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-16.

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/MAT23854/rm. Attorney Acct: Citizen.

**Case No: 5374/2022**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SURPRISE MORGAN SONO, IDENTITY NUMBER: 850124 5778 088, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-09-29, 11:00, 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R1 000 000.00 will be held by the SHERIFF TSHWANE NORTH AT THE SHERIFF'S OFFICE: A3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA on the 29th day of SEPTEMBER 2023 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA

BEING: ERF 3173 DOORNPOORT EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF NORTH WEST. MEASURING 500 (FIVE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T100357/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 689 DR VAN DER MERWE ROAD, DOORNPOORT, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI).

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X LOUNGE, 1X DINING ROOM AND DOUBLE GARAGES.

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, 2023-08-04.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3737.

Case No: 2022/4810

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Odirile Itumeleng Sebitlo, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-28, 10:00, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 SEPTEMBER 2022 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG NORTH on 28 SEPTEMBER 2023 at 10:00 at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG to the highest bidder, subject to a reserve price of R1 500 000.00.

ERF 243 BRIXTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T31999/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the immovable property")

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

MAIN BUILDING CONSISTING OF: 6 bedrooms, 1 bathroom, 1 kitchen and 1 balcony/patios

FLATLET/ COTTAGES CONSISTING OF: 4 bedrooms, and 2 bathrooms - WHICH CANNOT BE GUARANTEED.

The property is situated at: 65 FULHAM ROAD, BRIXTON and falling within The Magisterial District of Johannesburg Central.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG NORTH at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG NORTH at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-03.

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/MAT31909. Attorney Acct: The Citizen.

**Case No: 2017/21311****Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and NKULULEKO THEMBA SIBISI, 1<sup>st</sup> Defendant and GIVEN KHOZA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 29th of March 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of ROODEPOORT SOUTH on FRIDAY the 6TH day of OCTOBER 2023 at 10:00 at 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG PROVINCE with a reserve price of R523 207.63.

CERTAIN: ERF 11311 DOBSONVILLE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 254 (TWO HUNDRED AND FIFTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T41024/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at STAND 11311 MOZESANE STREET, DOBSONVILLE EXTENSION 2, SOWETO and consists of Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Water Closet, out garage and a Storeroom (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of Roodepoort South situated at 10 Liebenberg Street, Roodepoort, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R30 000 (cash) which is refundable.

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

Dated at Johannesburg, 2023-07-26.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L GALLEY/MS/MAT54265.

**Case No: 2022/27327****Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and RASHILO: TSHWARELO REMEMRANCE, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-0311:00, 24 RHODES STREET, KENSINGTON B, RANDBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 14 March 2023 in terms of which the below property will be sold in execution by the Sheriff SANDTON NORTH on TUESDAY, 3 OCTOBER 2023 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG to the highest bidder with a court reserve of R522 000.00. A unit ("the mortgaged unit") consisting of: (a) Section No. 181 as shown and more fully described on Sectional Plan No. SS101/2014, in the scheme known as GREENWICH VILLAGE in respect of the land



and building or buildings situated at PAULSHOF EXTENSION 83 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 48 (FORTY EIGHT) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan ("the common Property") Held by Deed of Transfer Number ST20906/2022 and subject to such conditions as set out in the aforesaid deed ("the mortgaged property"). And consists of: A SINGLE STOREY UNIT CONSISTING OF 2X BEDROOMS, 1X BATHROOMS, 1X TV/LIVING ROOM, 1X KITCHEN - WHICH CANNOT BE GUARANTEED. The property is situated at 181 GREENWICH VILLAGE, HOLKHAM ROAD, PAULSHOF EXTENSION 83 in the magisterial district of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 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 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 SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-07.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT31905. Attorney Acct: Citizen.

**Case No: 10129/2019**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgment Creditor and Malefetsane Ben Motsoane, 1st Judgment Debtor and Manthona Evodia Motsoane, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-06, 10:00, P & L Building, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark**

In Execution Of A Judgment of The High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale in execution, without reserve will be held at the office of the Sheriff, Vanderbijlpark, on 6 October 2023 at 10H00 hrs the under mentioned property of the Defendants on the Conditions which will lie for inspection prior to the sale at the offices of Sheriff Vanderbijlpark At P & L Building, Corner Frikkier Meyer And Kelvin Boulevards, Vanderbijlpark;

The following information is furnished regarding 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:

A Dwelling Comprising Of:

Main Building: A Dwelling House With Tiled Roof Consisting Of 3 Bedrooms, Kitchen, Lounge, Dining Room, Toilet And Bathroom.

Outside Buildings: 2 Garages.

Sundries: None.

(Improvements / Inventory - Not Guaranteed)

Erf 2241 Evaton West Township, Registration Division I.Q., Province Of Gauteng

Measuring 368 (Three Hundred And Sixty Eight) Square Metres

Held under Deed of Transfer No T54215/2017

Situated At: 2241 Galveston Street, Evaton West

Terms: 10% (Ten Per Cent) of the purchase price in cash or EFT on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. No third party guarantees will be accepted.

Auctioneer's Charges, payable on the day of the sale, to be calculated as follows:

6% (Six Per Cent) on the first R100 000.00; 3.5% (Three Point Five Percent) on R100 001.00 - R400 000.00 plus Vat and 1.5% (One Point Five Percent) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser.

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

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

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

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

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

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

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

5. The auctioneer will be Mr P Ora.

Dated at HP Ndlovu Inc Boksburg, 2023-08-16.

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: MAT1224/LMLC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 82798/2019**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MALEKWE ATHANIA MOTHIBA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 11:00, THE SHERIFFS OFFICE CENTURION WEST: 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

In pursuance of a judgment granted by this Honourable Court on 12 APRIL 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R2 153 297.35, by the Sheriff of the High Court CENTURION WEST at THE SHERIFF'S OFFICE, CENTURION WEST: 229 BLACKWOOD STREET, HENNOSPARK, CENTURION on 2 OCTOBER 2023 at 11H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, CENTURION WEST: ADDRESS AS ABOVE, 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 2406 KOSMOSDAL EXTENSION 38 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 805 (EIGHT HUNDRED AND FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER T61605/2017

SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

(also known as: 5 TAIN STREET, KOSMOSDAL EXTENSION 38, CENTURION, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 4 TOILETS, DRESSING ROOM & OUTBUILDING: 2 GARAGES, STAFF ROOM, BATHROOM/TOILET

Dated at Johannesburg, 2023-09-03.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/103725.

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**Case No: 2022-012200**

**Docex: PH46A**

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Sheik Ebrahim Asraff Nabi, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-04, 08:00, No 5 2nd Avenue, Corner Station Road, Armadale**

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 Lenasia to the highest bidder Subject To A Reserve Price Of R600 000.00 and will be held at No 5 2nd Avenue, Corner Station Road, Armadale on 4 October 2023 at 08H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at No 5 2nd Avenue, Corner Station Road, Armadale, prior to the sale.

Certain: Erf 4785 Lenasia Extension 4 Township, Registration Division I.Q., Province of Gauteng, being 46 Hydrangea Street, Lenasia Ext 4

Measuring: 446 (Four Hundred And Forty Six) Square Metres;

Held under Deed of Transfer No. T20862/2007

Situated in the Magisterial District of Lenasia.

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

Main Building: Entrance Hall, Lounge, Dining Room, Kitchen, 4 Bedrooms, 2 Bathrooms, Separate Toilet, Balcony / Patio.

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, 2023-08-10.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT450734/AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

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**Case No: 35662/2021**

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and Boloile Daniel Morwaswi, 1st Judgement Debtor**

NOTICE OF SALE IN EXECUTION

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

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff KEMPTON PARK to the highest bidder SUBJECT TO A RESERVE PRICE OF R293 000.00 and will be held on 5 OCTOBER 2023 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 ANEMOON STREET, GLEN MARAIS EXT 1, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 2 as shown and more fully described on Sectional Plan No. SS69/1980 in the scheme known as MONURET in respect of the land and building or buildings situate at KEMPTON PARK EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN, MUNICIPALITY of which section the floor area, according to the said sectional plan, is 81 (EIGHTY ONE) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST5160/2012

Situated at UNIT 2 MONURET, 7 DUVENHAGE AVENUE, KEMPTON PARK EXT 5.

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, Dining Room, Kitchen, 1 Bedroom, 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, 2023-07-28.

Attorneys for Plaintiff(s): HP Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446038/AP/RL. Attorney Acct: HP Majola Inc, Boksburg.

**Case No: 2018/16237****Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and VINCENT MOLEFE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-05, 10:00, SHERIFF SOWETO WEST, 2241 CNR RASMENI AND NKOPI STREET, PROTEA NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of May 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SOWETO WEST on THURSDAY the 5TH day of OCTOBER 2023 at 10:00 at 2241 CNR RASMENI AND NKOPI STREET, PROTEA NORTH to the highest bidder with a reserve price of R381 060.35.

CERTAIN: ERF 22930 PROTEA GLEN EXTENSION 26 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T33194/2012

SUBJECT to the conditions contained therein.

ZONING: Special Residential (not guaranteed)

The property is situated at 61 (29930) KIWI CRESCENT STREET, PROTEA GLEN EXT 26, SOWETO and consists of a single storey brick building with a tile roof and a lounge, kitchen, 3 bedrooms, and 1 bathroom, (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SOWETO WEST situated at 2241 CNR RASMENI AND NKOPI STREET, PROTEA NORTH or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-08-17.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/54868.

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**Case No: 22444/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(PRETORIA HIGH COURT)

**In the matter between: BODY CORPORATE OF ANTIGUA, Plaintiff and MAKINTA EMMANUEL SETSETSENGWANE MAKINTA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 11:00, SHERIFF SANDTON NORTH 24 RHODES ST, KENINGTON B, RANBURG**

The Property, more fully described:

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

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

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

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

Main building: comprising of: THE SUBJECT PROPERTY IS A UNIT

1 x BEDROOM, 1 x KITCHEN, 1x LOUNG 1 x BATHROOM

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

Dated at BENONI, 2023-08-28.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: ML286.

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Case No: 86663/2014

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, Plaintiff and REFILOE STEPHINA MANDITA, IDENTITY NUMBER: 580508 0603 084, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 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 above action, a sale as a unit without a reserve price will be held by the SHERIFF SANDTON NORTH AT: 124 RHODES STREET, KENSINGTON B, RANDBURG on the 3rd day of October 2023 at 11:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of JOHANNESBURG NORTH 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 24 RHODES STREET, KENSINGTON B, RANDBURG

BEING:

PHYSICAL ADDRESS: 4 KILDRUMMY CLOSE, 19 CLIFTON ROAD, PAULSHOF EXT 18, JOHANNESBURG, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI)

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

MAIN BUILDING: 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN, 1X TV/LIVING ROOM, 1X CARPORT AND COMPLEX SWIMMING POOL.

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, 2023-08-10.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL1067.

Case No: 2020/9082

Docex: DX 31 SANDTON SQUARE

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Christopher Pieter Keyser, First Execution Debtor and Andrid Elzayne Keyser, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-29, 14:00, 612 Voortrekker Road & Prince George Avenue, Brakpan**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 11 OCTOBER 2022 in terms of which the below property will be sold in execution by the Sheriff BRAKPAN on 29 SEPTEMBER 2023 at 14:00 at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN to the highest bidder subject to a reserve price of R500 000.00.

CERTAIN:

REMAINING EXTENT OF ERF 1 BRAKPAN TOWNSHIP; REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG,

MEASURING 564 (FIVE HUNDRED AND SIXTY-FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T53086/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

MAIN BUILDING CONSISTS OF: 2 bedrooms, 1 bathroom, 1 living room, 1 lounge, 1 kitchen, 1 carport and 1 garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 7B BRAKPAN ROAD, BRAKPAN.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BRAKPAN at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN.

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 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 BRAKPAN at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-04.

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/MAT32114.

**Case No: 2022/045254**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Kandlovu Tactical Engineering Pty Ltd, First Execution Debtor and Enock Boitumelo Njabulo Ndlovu, Second Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-03, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 01 MARCH 2023, in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY the 03 OCTOBER 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to a reserve price of R700 000.00

A Unit consisting of -

(a) Section Number 18 as shown and more fully described on Sectional Plan Number SS579/2018, in the scheme known as SOHO JUNCTION in respect of the land and building or buildings situated at BROADACRES EXTENSION 45 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area according to the said sectional plan, is 63 (SIXTY-THREE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST33913/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

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

Main Building: 2 bedrooms with 1 ensuite, open plan kitchen, 2 bathrooms and balcony - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 18 SOHO JUNCTION, 4 POPLAR AVENUE, BROADACRES EXT 45 falling within the Magisterial District of Johannesburg North.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-11.

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/MAT32918. Attorney Acct: The Citizen.

**Case No: 58797/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and HLEKANE EZETH GOLELE, IDENTITY NUMBER: 840309 6018 088, 1<sup>st</sup> Defendant and REGINA RUDZANI GOLELE, IDENTITY NUMBER: 800201 0473 088, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-09-29, 11:00, 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R800 000.00 will be held by the SHERIFF TSHWANE NORTH AT THE SHERIFF'S OFFICE: A3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA on the 29th day of September 2023 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA

BEING: ERF 527 CLARINA EXTENSION 27 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG. MEASURING 581 (FIVE HUNDRED AND EIGHTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T39517/2020. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY TO THE CONDITIONS IMPOSED IN FAVOUR OF PLATINUM PARK II HOME OWNERS ASSOCIATION

PHYSICAL ADDRESS: ERF 527, PLATINUM PARK 2, INDIUM CRESCENT, 44 THERON STREET, CLARINA, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI).

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X LOUNGE, 1X DINING ROOM AND DOUBLE GARAGES.

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, 2023-08-07.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3708.

**Case No: 34470/2022**

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

**In the matter between: Changing Tides 17 (PTY) LTD, Judgement Creditor and Guthrie Cayle Fisher, 1st Judgement Debtor and Amy Crystal Fisher, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

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

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Kempton Park to the highest bidder subject to a reserve price of R1 400 000,00 and will be held on 5 October 2023 at 5 Anemoon Street, Glen Marais Ext 1 at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1 prior to the sale.

Certain: Erf 1032 Bonaeropark Extension 1 Township, Registration Division I.R., Province of GAUTENG, being 11 Friendship Road, Bonaeropark Ext 1

Measuring: 991 (Nine Hundred and Ninety One) Square Metres;

Held under Deed of Transfer No. T15542/2014

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, Dining Room, Kitchen, Laundry, 4 Bedrooms, 2 Bathrooms, 1 Separate Toilet, Shower

Outside Buildings: 2 Garages, 1 Carport, Cottage consisting of: Lounge, Kitchen, Bedroom, Bathroom

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-07-25.

Attorneys for Plaintiff(s): HP Ndlovu Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3800BJ/RL. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 1458/2020

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

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

NOTICE OF SALE IN EXECUTION

**2023-10-04, 09:00, Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela**

In Execution of a Judgment of the High Court of South Africa, Mpumalanga Division Mbombela (Main Seat) in the abovementioned suit, the Property shall be sold by the Sheriff Mbombela to the highest bidder subject to a reserve price of R1 500 000.00 and will be held at Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela on 4 October 2023 at 09H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Sheriff's Office, 99 Jacaranda Avenue, West Acres, Mbombela, prior to the sale.

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

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

Held under Deed of Transfer No. T92445/2004

Situated in the Magisterial District of Mbombela.

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

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

Outside Buildings: 2 Garages.

Sundries: None.

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

D) Registration conditions.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-07-21.

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

Case No: 2017/44101

Docex: DX 31 SANDTON SQUARE

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

**In the matter between: Absa Bank Limited, Execution Creditor and Senzo Josephat Buthelezi, First Execution Debtor and Ntombifuthi Nomusa Buthelezi, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-09-29, 14:00, 612 Voortrekker Road & Prince George Avenue, Brakpan**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18 JANUARY 2023 in terms of which the below property will be sold in execution by the Sheriff BRAKPAN on 29 SEPTEMBER 2023 at 14:00 at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN to the highest bidder subject to a reserve price of R790 000.00.



CERTAIN: ERF 1155 DALPARK EXT 11 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 800 (EIGHT HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T30542/2011, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

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

MAIN BUILDING CONSISTS OF: 3 bedrooms, 2 bathrooms, 1 lounge, 1 kitchen and 1 single garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 44 LAWRENCE STREET DALPARK EXT 11, BRAKPAN.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BRAKPAN at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN.

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 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 BRAKPAN at 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-04.

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/MAT23152. Attorney Acct: The Citizen.

**Case No: 5432/2022**

**Docex: PH444**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Tom Carl Bloom, Judgement Debtor**  
**NOTICE OF SALE IN EXECUTION**

**2023-10-06, 09:30, 182 Leeuwpoot Street, Boksburg**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R332 516.47 and will be held at 182 Leeuwpoot Street, Boksburg on 06 October 2023 at 09H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

A Unit Consisting Of:

Section No. 165 as shown and more fully described on Sectional Plan No. SS231/2005 in the scheme known as Prince George Park in respect of the land and building or buildings situate at Parkdene Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 71 (Seventy One) square metres in extent;

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

Held under Deed of Transfer No. ST63602/2005

situated at Unit 165 Prince George Park, 329 Trichardt Road, Boksburg.

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, Shower, 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 Majola Inc, Boksburg, 2023-08-15.

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: MAT448994\AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022/014995**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Banks: Janet Anne, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-0311:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 November 2022, in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY, 03 OCTOBER 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder with a court reserve of R739 814.00.

A unit (the mortgage unit") consisting of -

(a) Section No. 11 as shown and more fully described on Sectional Plan SS13/2002, in the scheme known as CHOBE SANDS in respect of the land and buildings situate at DOUGLASDALE EXTENSION 102 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

(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 ST58075/14 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: A UNIT WITH and OPEN PLAN LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, BATHROOM, 2 BEDROOMS, 2 PATIOS, LOFT AND GARDEN - WHICH CANNOT BE GUARANTEED

The property is situated at: 11 CHOBE SANDS, 1 ALXENDER ROAD, DOUGLASDALE EXT 102 in the magisterial district of JOHANNESBURG NORTH

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-07.

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/MAT31166/rm. Attorney Acct: Citizen.

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**Case No: 057203/2022**

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

**In the matter between: FirstRand Bank Limited, Judgement Creditor and Moegamad Sheraaj Adams, 1st  
Judgement Debtor and Abdeyah Arendse, 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-03, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

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 Johannesburg West to the highest bidder subject to a reserve price of R600 000.00 and will be held on 3 October 2023 at 139 Beyers Naude Drive, Franklin Roosevelt Park at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Roosevelt Park prior to the sale.

Certain: Erf 218 Bosmont Township, Registration Division I.Q., Province of GAUTENG, being 13 Majuba Avenue, Bosmont

Measuring: 525 (Five Hundred and Twenty Five) Square Metres;

Held under Deed of Transfer No. T35349/2015

Situated in the Magisterial District of Johannesburg West

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

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom, 1 WC, Laundry, Shower.

Outside Buildings: 1 Garage, Granny Flat Consisting of: Lounge, Kitchen, Bedroom, 1WC, Laundry.

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, 2023-08-08.

Attorneys for Plaintiff(s): HP Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT451922/AP/RL. Attorney Acct: HP Majola Inc, Boksburg.

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Case No: 30128/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NKGODI PATRICK LENTSOANE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-07-21, 09:00, 180 PRINCES AVENUE, BENONI**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 2 NOVEMBER 2021 in terms of which the following property will be sold in execution on 21 SEPTEMBER 2023 at 09h00 at Sheriff Benoni, 180 PRINCES AVENUE, BENONI to the highest bidder with a reserve price of R555,613.00

A certain: ERF 6049 CRYSTAL PARK EXTENSION 32 TONWHSHP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 400 ( FOUR HUNDRED) SQUARE METERS

HELD BY DEED OF TRANSFER NO. T1651/2015

SITUATED AT: NO. 6049 ROOFAREND STREET, CRYSTAL PARK, EXTENSION 32,1501

The property is zoned residential.

Improvements: The following information is furnished but not guaranteed:

A brick built residence consisting of the 1x Lounge, 1 Kitchen x 3 Bedrooms x 1 Bathroom

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

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Benoni, 180 Princes Avenue, Benoni. The Sheriff Benoni will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-

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

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

c) Payment of a registration Fee of R10 000.00 in cash or EFT.

d) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Benoni during normal office hours Monday to Friday.

Dated at Pretoria on this the 30th day of August 2023

BOKWA LAW INCORPORATED, Plaintiff's Attorneys. Tel: 012 424 2900. Fax: 012 346 5265. Email: [xolani.n@bokwalaw.co.za](mailto:xolani.n@bokwalaw.co.za).

Dated at PRETORIA, 2023-08-30.

Attorneys for Plaintiff(s): BOKWA INC., 210 JUSTICE MOHAMED STREET, BROOKLYN, PRETORIA  
Telephone: 012-424-2900. Fax: 012-346-5265. Attorney Ref: XN/FC0426.

Case No: 800/2022

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

**In the matter between: Firststrand Bank Limited, Applicant and Johannes Christiaan Krugel, 1st Respondent and Renee Mary Krugel, 2nd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-28, 14:00, Sheriff's Office, Meyerton, 10 Pierneef Boulevard (formerly Verwoerd Road), Meyerton**

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 R470 000.00 to the highest bidder, will be held by the Sheriff's Office, Meyerton, 10 Pierneef Boulevard (formerly Verwoerd Road), Meyerton on 28 September 2023 at 14h00 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. 30 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS698/2014, IN THE SCHEME KNOWN AS GLEN EDEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT RIVERSDALE TOWNSHIP, LOCAL AUTHORITY: MIDVAAL LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 96 (NINETY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST52864/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: UNIT 30 (DOOR 30) GLEN EDEN, 137 JAN NEETHLING STREET, RIVERSDALE, MIDVAAL, GAUTENG

Zoned: Residential

The property consists of a dwelling consisting of lounge, kitchen, 2 bedrooms, bathroom, 2 showers, 2 toilets and outbuildings consisting of 1 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".

**RULES OF AUCTION:**

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

Dated at PRETORIA, 2023-09-08.



Attorneys for Plaintiff(s): RWL Inc., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012-362 8990. Attorney Ref: MAT17476/R VAN DEN BURG/LVDW.

**Case No: 27306/2021**  
**Docex: DOCEX NO. 104**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED), Plaintiff and NOMFUNDO BONGWE, Defendant**

**SALE IN EXECUTION OF IMMOVABLE PROPERTY**

**2023-10-03, 10:00, SHERIFF JOHANNESBURG WEST 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 29th of SEPTEMBER 2022 in terms of which the following property will be sold in execution on 3rd OCTOBER 2023 at 10:00 by the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with reserve of R570 000.00: A Unit consisting of: (a) SECTION NO. 18 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS49/2000 IN THE SCHEME KNOWN AS TAMARA MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ORMONDE EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 67 (SIXTY SEVEN) SQUARE METRES IN EXTENT; and (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST8436/2001, SUBJECT TO THE CONDITIONS CONTAINED THEREIN. SITUATED AT: UNIT NO. 18 TAMARA MEWS, 1175 CORWEN ROAD, ORMONDE EXTENSION 26 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished but not guaranteed: MAINBUILDING: 2X BEDROOMS, 1X LOUNGE, 1X KITCHEN, 1X BATHROOM. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 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 WEST. The offices of the Sheriff for JOHANNESBURG WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46:1(8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

Dated at SANDTON, 2023-08-21.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS - Email : [ayanda@straussdaly.co.za](mailto:ayanda@straussdaly.co.za), Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton. Telephone: 010 201 8600. Fax: 010 201 8666. Attorney Ref: S1663/8128. Attorney Acct: CITIZEN.

**Case No: 10277/2021**  
**Docex: DOCEX NO. 104**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Applicant and TEBOGO THULANI MOGAPI (Identity Number: 760917 5924 08 4) – First Respondent and NONKULULEKO MARIA MOGAPI (Identity Number: 781123 0421 08 6) - Second Respondent**

**SALE IN EXECUTION OF IMMOVABLE PROPERTY**

**2023-09-28, 14:00, 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 02 AUGUST 2021 in terms of which the following property will be sold in execution on the 28th day of SEPTEMBER 2023 at 14:00 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 R1 151 174.00: ERF 311 BORDEAUX TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 870 (EIGHT HUNDRED AND SEVENTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T27515/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property") SITUATED AT: 10 ORCHARD AVENUE, BORDEAUX, RANDBURG. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN SCULLERY, 3 BEDROOMS, 2 BATHROOMS. OUTBUILDING: 2 GARAGES, FLATLET (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 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 acting 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 ACTING SHERIFF RANDBURG SOUTHWEST at UNIT 7, 1ST FLOOR, BURNSIDEISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL.

Dated at SANDTON, 2023-08-18.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS - Email : [ayanda@straussdaly.co.za](mailto:ayanda@straussdaly.co.za), Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton. Telephone: 010 201 8600. Fax: 010 201 8666. Attorney Ref: THE1797/0225. Attorney Acct: CITIZEN.

**Case No: 63628/2018**  
**Docex: DOCEX NO. 104**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LIMITED (Registration No. 2013/222429/07), Applicant and STACINAH RAISIBE MATLALA (ID: 780601 0478 082), 1st Respondent/Defendant and CHRISTINAH MOLOBANE MATLALA (ID: 720530 0364 088), 2nd Respondent/Defendant**

**SALE IN EXECUTION OF IMMOVABLE PROPERTY**

**2023-09-29, 11:00, TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 14TH JUNE 2022 in terms of which the following property will be sold in execution on 29th SEPTEMBER 2023 at 11h00 by the TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 to the highest bidder with reserve of

R880 000.00: PORTION 18 OF ERF 2074 CHANTELE EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 222 (TWO HUNDRED AND TWENTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T77558/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Also known as: ERF 2074 CHANTELE, EXTENSION 3, 17 HARDEKOOL STREET, BOORDFONTEIN WEST, PRETORIA. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, 2 BEDROOMS, BATHROOM, KITCHEN, GARAGE. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF TSHWANE NORTH. The office of the SHERIFF TSHWANE NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46:1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2(8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3.

Dated at SANDTON, 2023-08-15.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS - Email : [ayanda@straussdaly.co.za](mailto:ayanda@straussdaly.co.za), Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton. Telephone: 010 201 8600. Fax: 010 201 8666. Attorney Ref: HOU82/0120. Attorney Acct: CITIZEN.

Case No: 34091/2021  
Docex: DOCEX NO. 104

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED** (Registration No: 2006/021576/07), Plaintiff and **SHAHEEN SCHROEDER**: (Identity Number: 780825 5231 08 5), Defendant

SALE IN EXECUTION OF IMMOVABLE PROPERTY

**2023-10-06, 10:00, SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 23RD February 2022 and respectively in terms of which the following property will be sold in execution on 12TH August 2022 at 10H00 by the ACTING SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA to the highest bidder with reserve R125 953.65: ERF 331 MID-ENNERDALE TOWNSHIP, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17541/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"). SITUATED AT: 130 FOURTH AVENUE, MID-ENNERDALE. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 3XBEDROOMS, BATHROOM, SHOWER, COTTAGE (2XBEDROOMS, BATHROOM) (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, ACTING SHERIFF WESTONARIA. The office of the ACTING SHERIFF WESTONARIA 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 or EFT.D)Registration conditions.NB: In terms of Rule 46:1(8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;2(8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.

Dated at SANDTON, 2023-08-28.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS - Email : [ayanda@straussdaly.co.za](mailto:ayanda@straussdaly.co.za), Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton. Telephone: 010 201 8600. Fax: 010 201 8666. Attorney Ref: THE1797/0300. Attorney Acct: CITIZEN.

**Case No: 36500/2020**  
**Docex: DOCEX NO. 104**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Plaintiff and WALTER SIZWE METHULA (Id No: 801008 5705 08 6), Defendant**

**SALE IN EXECUTION OF IMMOVABLE PROPERTY**

**2023-09-28, 10:00, SHERIFF VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS VEREENIGING**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 1st day of NOVEMBER 2023 in terms of which the following property will be sold in execution on 28th SEPTEMBER 2023 at 10h00 by the SHERIFF VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS VEREENIGING to the highest bidder with reserve of R385 000.00: ERF 4039 STRETFORD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 274 (TWO HUNDRED AND SEVENTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T1513/2017,SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Also known as: at 4039 LOQUAT ROAD, STRETFORD EXT 1, PALM SPRINGS. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 3XBEDROOMS, 2 BATHROOMS, & GARAGE.(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF VEREENIGING. The office of the Sheriff for VEREENIGING will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008.(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars.C)Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46:1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS VEREENIGING.

Dated at SANDTON, 2023-08-17.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS - Email : [ayanda@straussdaly.co.za](mailto:ayanda@straussdaly.co.za), Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton. Telephone: 010 201 8600. Fax: 010 201 8666. Attorney Ref: THE1797/0114. Attorney Acct: CITIZEN.

**Case No: 16554/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FirstRand Bank Limited, Plaintiff and Malebo Daniel Baas, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 11:00, THE SHERIFFS OFFICE SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R450 000.00 (four hundred and fifty thousand rand) as determined by the High Court in terms of Rule 46A, by the SHERIFF SANDTON NORTH on 3 OCTOBER 2023 at 11:00 of the following property:

PORTION 376 (A PORTION OF PORTION 103) OF THE FARM DIEPSLOOT 388; REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG; MEASURING: 1,0138 HECTARES

HELD BY DEED OF TRANSFER NO T147123/2006

STREET ADDRESS: PORTION 376 (NR: 7) ROYAL PARK ESTATE (BOUNDARY), DIEPSLOOT 388 JR, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG-NORTH (RANDBURG) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG

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

SMALL, VACANT FARM PORTION SITUATED IN A SMALL ESTATE KNOWN AS ROYAL PARK ESTATE. THE ESTATE IS NOT SHOWING ANY SIGNS OF DEVELOPMENT

Zoned for agricultural / residential purposes

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

Dated at Pretoria, 2023-08-03.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12684.

**Case No: 11545/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FirstRand Bank Limited, Plaintiff and Albert Gerhardus Pretorius, 1<sup>st</sup> Defendant and Suzanne Josephine Pretorius, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 11:00, THE SHERIFFS OFFICE SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG**

Pursuant to a judgment obtained, a sale in execution will be held, with a reserve price of R1 582 940.90 (one million five hundred and eighty two thousand nine hundred and forty rand ninety cents) as determined by the High Court in terms of Rule 46A, by the SHERIFF SANDTON NORTH on 3 OCTOBER 2023 at 11:00 of the following property:

ERF 170 PAULSHOF TOWNSHIP, REGISTRATION DIVISION I.R.; PROVINCE OF GAUTENG

MEASURING: 1 475 SQUARE METRES

HELD BY DEED OF TRANSFER NO T116475/2004

STREET ADDRESS: 30 ISIPINGO ROAD, PAULSHOF, SANDTON, GAUTENG PROVINCE, SITUATED IN THE JOHANNESBURG-NORTH (RANDBURG) MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG

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



DWELLING CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 3 TOILETS, 1 DRESSING ROOM, 1 GARAGE, LAUNDRY, OUTSIDE BATHROOM / TOILET, PATIO AND A SWIMMING POOL

Zoned for agricultural / residential purposes

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

Dated at Pretoria, 2023-08-03.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: L van Rensburg/ms/MAT12945.

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**Case No: 35387/2019**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FirstRand Bank Limited, Plaintiff and JACOBUS PHILLIPUS ENGELBRECHT, 1<sup>st</sup> Defendant and ELIZMA ENGELBRECHT, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 09:30, THE SHERIFFS OFFICE, 182 LEEUPOORT STREET, BOKSBURG**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R730 000.00 (seven hundred and thirty thousand rand), by the SHERIFF BOKSBURG on 6 OCTOBER 2023 at 09:30 of the following property:

ERF 781 VANDYKPARK TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 1 062 SQUARE METRES

HELD BY DEED OF TRANSFER NO T39435/2015

STREET ADDRESS: 24 KERSHOUT STREET, VANDYKPARK, EKURHULENI NORTH (BOKSBURG), GAUTENG PROVINCE situated in the BOKSBURG MAGISTERIAL DISTRICT AND CITY OF EKURHULENI MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE)

PLACE OF SALE: The sale will take place at the offices of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

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

SINGLE STOREY PLASTERED AND PAINTED BRICK DWELLING UNDER A PITCHED IRON ROOF CONSISTING OF A LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 WATER CLOSET, 2 GARAGES, 2 STOREROOMS; AND

A SECOND DWELLING CONSISTING OF: LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER AND A WATER CLOSET

Zoned for residential purposes.

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

Dated at Pretoria, 2023-08-17.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT13178.

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**Case No: 24064/2021****Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and WENDY MODISE, 1<sup>st</sup> Defendant and FANUEL MHLAWULI MSIBI, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R562 912.51 (five hundred and sixty two thousand nine hundred and twelve rand and fifteen cents), by the SHERIFF BOKSBURG on 6 OCTOBER 2023 at 09:30 of the following property:

ERF 8296 WINDMILL PARK EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 180 SQUARE METRES

HELD BY DEED OF TRANSFER NO T38411/2018

STREET ADDRESS: 8296 MOMBASA STREET (EAST CENTRAL ROAD), SITUATED AT ERF 8296 WINDMILL PARK EXTENSION 21, EKURHULENI NORTH (BOKSBURG), GAUTENG PROVINCE situated in the BOKSBURG MAGISTERIAL DISTRICT AND CITY OF EKURHULENI MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE)

PLACE OF SALE: The sale will take place at the offices of the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

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

SINGLE STOREY PLASTERED AND PAINTED BRICK DWELLING UNDER A PITCHED TILED ROOF CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER AND 2 WATER CLOSETS

Zoned for residential purposes.

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

Dated at Pretoria, 2023-08-17.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12732.

**Case No: 20042/19**

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and SITHEMBILE CHRISTOPHER JOLOZA (IDENTITY NUMBER: 830821 5797 084), FIRST DEFENDANT & ZIZO JOLOZA (IDENTITY NUMBER: 830114 0829 080), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-02, 09:00, 145 MITCHELL AVENUE, WOODBRIDGE, WOODLANDS (OPP PRINCETON HIGH SCHOOL)**

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, will be held by the Sheriff, MITCHELLS PLAIN NORTH at 145 MITCHELL AVENUE, WOODBRIDGE, WOODLANDS (OPP PRINCETON HIGH SCHOOL) on 02 OCTOBER 2023 at 09H00 of the undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff Offices, MITCHELLS PLAIN NORTH during office hours.

CERTAIN: ERF 14431 NYANGA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T14207/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 1157 MAHLATHINI STREET, NYANGA, CAPE TOWN

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

PROPERTY DESCRIPTION: BRICK WALLS, ROOF TILED, 2 BEDROOMS, LOUNGE, DINING ROOM, TOILET.

The property is zoned residential.

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

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 15 Days before the auction and can be inspected at the office of the Sheriff GOODWOOD at 145 MITCHELLS AVENUE, WOODBRIDGE, WOODLANDS, (OPP PRINCETON HIGH SCHOOL).
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 R10,000.00 in cash;(REFUNDABLE)
  - (d) Registration conditions
4. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at CAPE TOWN, 2023-07-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 107 ST GEORGES MALL, EQUITY HOUSE, 3RD FLOOR, CAPE TOWN, 8000. Telephone: 012 361 5640. Fax: 0864590842. Attorney Ref: Y ALLIE/KE/MAT61014.

**Case No: 37739/2011**  
**Docex: DX 52 PRETORIA**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LTD, Plaintiff and EDWARD GEORGE SCOTT, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2023-09-22, 11H00, SHERIFF KNYSNA, 9 CHURCH STREET, KNYSNA**

1. Property Description: Unit 9 consisting of Section 11  
Scheme Number: 296/1992  
Scheme Name: SS Belvoir  
Measuring: 176 (One Seven Six) square metres  
Held under Deed of Transfer: ST3892/1993  
Physical address: Unit 9, Belvoir Apartments, 1 Seawitch Avenue, Plettenberg Bay  
Magisterial District: Bitou Local Municipality, Part of the Garden Route District Municipality  
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.
2. Property Description: Section 18  
Scheme Number: 296/1992  
Scheme Name: SS Belvoir  
Measuring: 20 (Twenty) square metres  
Held under Deed of Transfer: ST3892/1993

Physical address: Unit 9, Belvoir Apartments, 1 Seawitch Avenue, Plettenberg Bay

Magisterial District: Bitou Local Municipality, Part of the Garden Route District Municipality

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.

3. The right, title and interest in an exclusive use area described as Storeroom No. S6 as shown and more fully described on the Sectional Plan no 296/92 which section according to the said section plan measures 6 (six) square metres in extend, being part of the common property comprising of the land and building or buildings known as Belvoir, situate at Plettenberg Bay, Municipality of Plettenberg Bay, Division of Knysna, held by Notarial Deed of Cession of Exclusive Use area SK1249/93S

IMPROVEMENTS: 4 X BEDROOMS, 2 X BATHROOMS, 1 X DINING AREA, 1 X LOUNGE, KITCHEN AND PATIO.

THE PROPERTY IS A FOUR BEDROOM TOWNHOUSE IN A SECTIONAL TITLE COMPLEX WITH A GARAGE MEASURING 20

SQUARE METRES AND STOREROOM MEASURING 6 SQUARE METRES, AND IS KNOWN AS UNIT 9 BELVOIR

APARTMENTS, 1 SEAWITCH AVENUE, PLETTENBERG BAY.

OTHER IMPROVEMENTS UNKNOWN

ZONED: RESIDENTIAL

Dated at PRETORIA, 2023-09-05.

Attorneys for Plaintiff(s): JACOBSON & LEVY INC., BUILDING A, FIRST FLOOR, 141 BOSHOFF STREET, NIEUW MUCKLENEUK, PRETORIA. Telephone: 012-342-3311. Fax: 012-342-3313. Attorney Ref: J LEVY/lj/K2659A.

**Case No: 37739/2011**

**Docex: DX 52 PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LTD, Plaintiff and EDWARD GEORGE SCOTT, Defendant**

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

**2023-09-22, 11H00, SHERIFF KNYSNA, 9 CHURCH STREET, KNYSNA**

1. Property Description: Unit 9 consisting of Section 11

Scheme Number: 296/1992

Scheme Name: SS Belvoir

Measuring: 176 (One Seven Six) square metres

Held under Deed of Transfer: ST3892/1993

Physical address: Unit 9, Belvoir Apartments, 1 Seawitch Avenue, Plettenberg Bay

Magisterial District: Bitou Local Municipality, Part of the Garden Route District Municipality

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.

2. Property Description: Section 18

Scheme Number: 296/1992

Scheme Name: SS Belvoir

Measuring: 20 (Twenty) square metres

Held under Deed of Transfer: ST3892/1993

Physical address: Unit 9, Belvoir Apartments, 1 Seawitch Avenue, Plettenberg Bay

Magisterial District: Bitou Local Municipality, Part of the Garden Route District Municipality

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.

3. The right, title and interest in an exclusive use area described as Storeroom No. S6 as shown and more fully described on the Sectional Plan no 296/92 which section according to the said section plan measures 6 (six) square metres in extent, being part of the common property comprising of the land and building or buildings known as Belvoir, situate at Plettenberg Bay, Municipality of Plettenberg Bay, Division of Knysna, held by Notarial Deed of Cession of Exclusive Use area SK1249/93S

IMPROVEMENTS: 4 X BEDROOMS, 2 X BATHROOMS, 1 X DINING AREA, 1 X LOUNGE, KITCHEN AND PATIO.

THE PROPERTY IS A FOUR BEDROOM TOWNHOUSE IN A SECTIONAL TITLE COMPLEX WITH A GARAGE MEASURING 20 SQUARE METRES AND STOREROOM MEASURING 6 SQUARE METRES, AND IS KNOWN AS UNIT 9 BELVOIR

APARTMENTS, 1 SEAWITCH AVENUE, PLETTENBERG BAY.

OTHER IMPROVEMENTS UNKNOWN

ZONED: RESIDENTIAL

Dated at PRETORIA, 2023-09-05.

Attorneys for Plaintiff(s): JACOBSON & LEVY INC., BUILDING A, FIRST FLOOR, 141 BOSHOF STREET, NIEUW MUCKLENEUK, PRETORIA. Telephone: 012-342-3311. Fax: 012-342-3313. Attorney Ref: J LEVY/lj/K2659A.

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**Case No: 16981/2021**

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

**In the matter between: NEDBANK Limited (Plaintiff) and ELVIS THEKO MAFULAKO (First Defendant) en  
LEBOGANG MOSELYN MAFULAKO (Second Defendant)**

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

**2023-10-03, 10:00, at the immovable property at 37 Donnington Close, Parklands**

In pursuance of a judgment granted by the above honourable court dated 10 MARCH 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 3 OCTOBER 2023 at 10:00 at the immovable property at 37 Donnington Close, Parklands, Western Cape, to the highest bidder subject to a reserve price of R1 407 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 1518 PARKLANDS, in City of Cape Town, Cape Division, Western Cape Province, situated at 37 Donnington Close, Parklands; in extent 772 square meters; held by Deed of Transfer No. T71960/2015. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 4 bedrooms, 2 bathrooms, kitchen, lounge, dining room, braai room and swimming pool. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full conditions lie for inspection at the offices of the sheriff for the High Court, Cape Town North. (Ref. Erika Westman; tel. 021 556 2818).

Dated at TYGER VALLEY, 2023-08-02.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijger Park 5, off Willie van Schoor Drive, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/LS/N2568.

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**Case No: 2018/22809**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, Plaintiff and Michael Gcinumzi Mpumlwana), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 11:00, 229 Blackwood Street, Hennopspark, Centurion**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 22 DECEMBER 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 CENTURION WEST on 02 OCTOBER 2023 at 11:00 at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION, to the highest bidder with a reserve price of R1 000 000.00.

CERTAIN: ERF 2526 ROOIHUISKRAAL EXTENSION 20 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG;

MEASURING: 1 000 (ONE THOUSAND) SQUARE METRES;

HELD: Under Deed of Transfer T127457/2006;

SITUATE AT: 35 BLUE JAY STREET, ROOIHUISKRAAL EXT. 20, PRETORIA

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 35 BLUE JAY STREET, ROOIHUISKRAAL EXT.20, PRETORIA consists of: Lounge, Dining Room, Kitchen, 3 x Bedroom, 2 x Bathroom, 1 x Separate Toilet OUTBUILDINGS: Separate 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 CENTURION WEST, 1 DIRK SMIT, 14 JAKARANDA STREET, HENNOSPARK. The SHERIFF CENTURION 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 CENTURION WEST, 1 DIRK SMIT, 14 JAKARANDA STREET, HENNOSPARK, during normal office hours Monday to Friday, Tel: (012) 6530260, 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/MAT30381).

Dated at JOHANNESBURG, 2023-08-11.

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/MAT30381.

**Case No: 40992/2021**

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 ASLAM PEERBACUS (IDENTITY NUMBER: 820809 5049 087), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-10-03, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R900 000.00, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on TUESDAY the 3RD of OCTOBER 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG WEST during office hours.

CERTAIN: ERF 324 CROSBY TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 526 (FIVE HUNDRED AND TWENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T41079/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 47 HEADFORD AVENUE, CROSBY.

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

WOODEN FLOORS, FOYER ENTRANCE, LOUNGE, KITCHEN, SCULLERY, 3 BEDROOMS, 1 SHOWER/BATH, 1 TOILET, 2 OUTBUILDINGS EACH WITH ROOM AND SHOWER/TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price 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 JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

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

(c) 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 prior to commencement of auction in order to obtain a buyers card;

(e) Registration conditions;

(f) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;

(g) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale;

(h) The auction will be conducted by the Sheriff, Mr Indran Adimoolum.

Dated at PRETORIA, 2023-08-14.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 012 361 5640. Attorney Ref: R ISMAIL/MVDB/MAT69747.

**Case No: 28111/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and ABSALOME MANOKO MATSHA (IDENTITY NUMBER: 870812 6274 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-02, 11:00, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R2 119 500.00, will be held by the SHERIFF OF THE HIGH COURT CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION on MONDAY the 2ND of OCTOBER 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF CENTURION WEST during office hours.

CERTAIN:

1. A UNIT CONSISTING OF-

(A) SECTION NUMBER 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS513/2017 IN THE SCHEME KNOWN AS BLUE VALLEY 5291 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 5291 KOSMOSDAL EXTENSION 75 TOWNSHIP LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 226 (TWO HUNDRED AND TWENTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST46967/2020 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED

FURTHER SUBJECT TO A CONDITION THAT NO UNIT SHALL BE TRANSFERRED WITHOUT A CLEARANCE CERTIFICATE FROM THE BLUE VALLEY GOLF AND COUNTRY ESTATE HOME OWNER'S ASSOCIATION NPC, REGISTRATION NUMBER 1999/018250/08

2. AND EXCLUSIVE USE AREA DESCRIBED AS GARDEN G5 MEASURING 120 (ONE HUNDRED AND TWENTY) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS BLUE VALLEY 5291 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 5291 KOSMOSDAL EXTENSION 75 TOWNSHIP LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS513/2017 HELD BY NOTARIAL DEED OF CESSION NUMBER SK3504/2020S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

FURTHER SUBJECT TO A CONDITIONS THAT NO UNIT SHALL BE TRANSFERRED WITHOUT A CLEARANCE CERTIFICATE FROM THE BLUE VALLEY GOLF AND COUNTRY ESTATE HOME OWNER'S ASSOCIATION NPC, REGISTRATION NUMBER 1999/018250/08

ALSO KNOWN AS: UNIT 5 BLUE VALLEY 5291, MOTKOSHONG STREET, BLUE VALLEY ESTATE, KOSMOSDAL EXTENSION 75.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 TOILET, 1 COVERED PATIO

OUTBUILDING: 2 GARAGES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, 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 CENTURION WEST.

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

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

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

- (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

- (d) Registration conditions.

Dated at PRETORIA, 2023-08-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT74645.

Case No: 2761/2019

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 SAREL JOHAN REINEKE (IDENTITY NUMBER: 530321 5001 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 10:0079 PETER MOKABA STREET, POTCHEFSTROOM**

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

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

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, VEZI DE BEER ATTORNEYS. Telephone: 083 273 8094. Attorney Ref: ABSA/GUNKO.

Case No: 2761/2019

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 SAREL JOHAN REINEKE (IDENTITY NUMBER: 530321 5001 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 10:00, 79 PETER MOKABA STREET, POTCHEFSTROOM**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, in the abovementioned suit, a sale with a Court reserve price of R1 076 552.33 will be held by the SHERIFF OF THE HIGH COURT POTCHEFSTROOM at 79 PETER MOKABA STREET, POTCHEFSTROOM on TUESDAY the 3RD of OCTOBER 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 POTCHEFSTROOM during office hours.

CERTAIN: PORTION 67 (A PORTION OF PORTION 95) OF THE FARM HAASKRAAL 460, REGISTRATION DIVISION I.Q. NORTH WEST PROVINCE

IN EXTENT OF 8,5653 (EIGHT COMMA FIVE SIX FIVE THREE) HECTARES

HELD BY DEED OF TRANSFER T11070/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: PORTION 67 (A PORTION OF PORTION 95) OF THE FARM HAASKRAAL 460, HOUSE 67, HAASKRAAL, POTCHEFSTROOM.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS OUTBUILDINGS: 2 WORKSHOPS, 1 STORE

FLATLET: 3 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE

WALLS: BRICK/PLASTER

ROOF: TILES/SINK.

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 POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM, 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 POTCHEFSTROOM.

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 pay R20 000.00 (Twenty Thousand Rand) (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

(d) The auction will be conducted by the Sheriff or his deputy;

(e) 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;

(f) The balance shall be paid against transfer and shall be secured by 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.

D) Registration conditions.

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

Dated at PRETORIA, 2023-08-14.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/BV/MAT58773.

**Case No: 1779/2019**

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 DAVID TSHEPO KOELE (IDENTITY NUMBER: 721002 6121 085), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-10-05, 10:00, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG**

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 R500 000.00, will be held by the SHERIFF OF THE HIGH COURT MOLOPO/MAHIKENG at 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG on THURSDAY the 5TH of OCTOBER 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 MOLOPO/MAHIKENG during office hours.



CERTAIN: SITE 7053 MMABATHO UNIT 15, SITUATED IN THE LOCAL MUNICIPALITY OF MAFIKENG, REGISTRATION DIVISION J.O. NORTH WEST PROVINCE

MEASURING 413 (FOUR HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T4980/2005

SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 7053 CAREX STREET, MMABATHO UNIT 15, MMABATHO.

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

FACED BRICK HOUSE WITH 2 BEDROOMS, LOUNGE, KITCHEN, BATHROOM, CARPORT

TILED ROOF, FENCED PROPERTY.

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 MOLOPO/MAHIKENG, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAFIKENG, 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 MOLOPO/MAHIKENG.

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 R5 000.00 (Five Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-08-16.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT39723.

Case No: 7493/2022

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 ANTHONY DAVID KAPLAN (IDENTITY NUMBER: 730714 5064 087), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 14:00, 612 VOORTREKKER ROAD, BRAKPAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R380 000.00, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on FRIDAY the 6TH of OCTOBER 2023 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BRAKPAN during office hours.

CERTAIN:

A Unit consisting of -

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

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

HELD BY DEED OF TRANSFER NUMBER ST095100/08

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

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

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

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BRAKPAN, 612 VOORTREKKER ROAD, BRAKPAN, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-08-17.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT75710.

Case No: 52352/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1963/000738/06), PLAINTIFF and KGOSHI CONWELL MONAMA (IDENTITY NUMBER: 720901 5563 083), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R418 000.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT on FRIDAY the 6TH of OCTOBER 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 ROODEPOORT SOUTH during office hours.

CERTAIN: ERF 5623 KAGISO TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO TL49966/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

ALSO KNOWN AS: 5623 MAIMANE DRIVE, KAGISO.

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

LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 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 ROODEPOORT SOUTH, 10 LIEBENBERG STREET, 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 SOUTH.

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

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

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

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

(d) Registration conditions;

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

Dated at PRETORIA, 2023-08-17.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT58458.

**Case No: 29158/2017**

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 SIBONGILE PRECIOUS MBELE (IDENTITY NUMBER: 750315 0264 089), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-10-06, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R372 377.09, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 6TH of OCTOBER 2023 at 09:30 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN: ERF 17891 VOSLOORUS EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000021438/2013

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 17891 UMKUKUZA STREET, VOSLOORUS EXTENSION 25, BOKSBURG.

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

MAIN BUILDING: 3 BEDROOMS, DINING ROOM, FAMILY ROOM, LOUNGE, TOILET

OUT BUILDING: 2 OUTSIDE ROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-08-17.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT50304.

**Case No: 9324/2022**

**Docex: DOCEX 1, TYGERBERG**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

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

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

**2023-10-05, 11:00, Strand Sheriff Office, 120 Main Road, Strand**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 5th day of October 2023 at 11:00 at Strand Sheriff's Office, 120 Main Road, Strand by the Sheriff of the High Court, to the highest bidder:

A Unit consisting of: Section 1 Helderzicht, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, as shown and more fully described on Sectional Plan No. SS142/2006 in the scheme known as , in respect of the land and building or buildings situate at in the City of Cape Town, Division, Province of the Western Cape, which section the floor area according to the said sectional plan is 70 square metres in extent and Aan undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. . An exclusive use area described as Tuin No T14 Helderzicht measuring square metres being as such part of the common property, comprising the land and the scheme known as in respect of the land and building or buildings situate at in the City of Cape Town, as shown and more fully described on Sectional Plan No. SS142/2006 held by Notarial Deed Of Cession No. Sk1656/2018. Held under title deed No. ST7602/2018 & and Mortgage Bond No SB2887/2018., Street address: Door No 1 Helderzicht, 11 Daries Street, Kleinbos, Strand

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

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

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

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

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

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

Dated at Bellville, 2023-07-28.

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

Case No: 9324/2022

Docex: DOCEX 1, TYGERBERG

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-05, 11:00, Strand Sheriff Office, 120 Main Road, Strand**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 5th day of October 2023 at 11:00 at Strand Sheriff's Office, 120 Main Road, Strand by the Sheriff of the High Court, to the highest bidder:

A Unit consisting of: Section 1 Helderzicht, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, as shown and more fully described on Sectional Plan No. SS142/2006 in the scheme known as , in respect of the land and building or buildings situate at in the City of Cape Town, Division, Province of the Western Cape, which section the floor area according to the said sectional plan is 70 square metres in extent and An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. . An exclusive use area described as Tuin No T14 Helderzicht measuring square metres being as such part of the common property, comprising the land and the scheme known as in respect of the land and building or buildings situate at in the City of Cape Town, as shown and more fully described on Sectional Plan No. SS142/2006 held by Notarial Deed Of Cession No. Sk1656/2018. Held under title deed No. ST7602/2018 & and Mortgage Bond No SB2887/2018., Street address: Door No 1 Helderzicht, 11 Daries Street, Kleinbos, Strand

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

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

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

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

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

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

Dated at Bellville, 2023-07-28.

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

Saak No: 20807/2021

IN DIE HOË HOF VAN SUID AFRIKA

(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eiser) en MARIUS VAN WYK (Eerste Verweerder) en KARIN ESTELLE VAN WYK (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-09-28, 12:00, by die perseel te Saundersstraat 16, Aurora, Durbanville**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 28 April 2022, sal die ondervermelde onroerende eiendom op DONDERDAG, 28 SEPTEMBER 2023 om 12:00 by die eiendom te Saundersstraat 16, Aurora, Durbanville in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R2 800 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 3699 Durbanville, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë Saundersstraat 16, Aurora, Durbanville; groot 1019 vierkante meter; gehou kragtens Transportakte nr T47971/1994. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met oopplan kombuis/sitkamer, TV kamer, 4 slaapkamers, 3 toilette/badkamers, stoorkamer en dubbel garage: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word.



Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Bellville.(verw. N P Cetywayo; tel. 021 945 1852)

Gedateer te: TYGERVALLEI, 2023-06-15.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw JF/MH/A5378.

**Saak No: 12453/2020**

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

**In die saak tussen: FIRSTRAND BANK BEPERK (Eiser) en PIETER WILLIAMS (Eerste Verweerder) en  
ROSENETTE WILLIAMS (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-09-28, 10:00, by die baljukantoor te Langverwachtstraat 23, Klipdam, Kuilsrivier**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 15 September 2022, sal die ondervermelde onroerende eiendom op DONDERDAG, 28 SEPTEMBER 2023 om 10:00 by die baljukantoor te Langverwachtstraat 23, Klipdam, Kuilsrivier in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R330 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 8231 Eerste Rivier, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Cape Verdi Island Straat 29, Eerste Rivier; groot 119 vierkante meter; gehou kragtens Transportakte nr T59809/2013. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 2 slaapkamers, badkamer, oopplan kombuis/sitkamer en motorhuis: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Kuilsrivier Suid.(verw. E E Carelse; tel. 021 905 7450)

Gedateer te: TYGERVALLEI, 2023-06-15

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/MH/F1081.

**Case No: 10182/2022**

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

**In the matter between: ABSA BANK BEPERK (Plaintiff) and MOESHNAH SOLES (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-04, 09:00, at the sheriff's office at 48 Church Way, Strandfontein Village**

In pursuance of a judgment granted by the above honourable court dated 8 May 2023, the undermentioned immovable property will be sold in execution on WEDNESDAY, 4 OCTOBER 2023 at 09:00 at the sheriff's office at 48 Church Way, Strandfontein Village, Western Cape, to the highest bidder subject to a reserve price of R420 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 4115 Mitchells Plain, in City of Cape Town, Cape Division, Western Cape Province, situated at 2 Eire Street, Portland, Mitchells Plain; in extent 203 square meters; held by Deed of Transfer No. T65830/2011. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 6 bedrooms, 3 bathrooms, 3 showers, 3 toilets, 2 kitchens, lounge and dining room. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full conditions lie for inspection at the offices of the sheriff for the High Court, Mitchells Plain South. (Ref. H McHelm; tel. 021 393 3171).

Dated at TYGER VALLEY, 2023-07-19.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijger Park 5, Off Willie van Schoor Avenue, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/MH/A4636.

Case No: 9486/2022

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

**In the matter between: FIRSTRAND BANK LIMITED (Plaintiff) and MABHUTA MZWANDILE ARTWELL  
SIMANGA (FIRST DEFENDANT) AND WILLONA KHANYISWA JAMES (SECOND DEFENDANT)**

NOTICE OF SALE IN EXECUTION

**2023-10-03, 12:00, at the sheriff's office at 20 Sierra Way, Mandalay, Mitchells Plain**

In pursuance of a judgment granted by the above honourable court dated 24 March 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 3 OCTOBER 2023 at 12:00 at the sheriff's office at 20 Sierra Way, Mandalay, Mitchells Plain, Western Cape, to the highest bidder subject to a reserve price of R250 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 56147 Khayelitsha, in City of Cape Town, Cape Division, Western Cape Province, situated at 109 Ndlulamthi Street, Kuyasa, Khayelitsha; in extent 122 square meters; held by Deed of Transfer No. T72678/2015. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 2 bathrooms, toilet, kitchen and lounge. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full conditions lie for inspection at the offices of the sheriff for the High Court, Khayelitsha. (Ref. M Nxumza; tel. 021 388 5632).

Dated at TYGERVALLEI, 2023-07-06.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/MH/F1204.

Case No: 7694/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and  
CHRISTOPHER NNEBO (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 10:00, at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview,  
Gauteng**

In pursuance of a judgment granted by this Honourable Court on 2 February 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R800 000.00 by the Sheriff of the High Court, Johannesburg South at the Sheriff's Office, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng on TUESDAY, 3 OCTOBER 2023 at 10H00, to the highest bidder.

The Rules of the auction and full Conditions of Sale are available 24 hours before the auction at the office of the Sheriff of the High Court, Johannesburg South, Shop no 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Gauteng.

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.

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 1070 Kenilworth Township, Registration Division I.R., The Province of Gauteng, measuring 638 square metres held by Deed of Transfer No. T15887/2020, also known as 12 Leo Street, Kenilworth, Johannesburg South, Gauteng, and also known as 11 Turffontein Street, Kenilworth, Johannesburg South, Gauteng subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Dwelling: Lounge, Kitchen, 3 Bedrooms and 2 Bathrooms. Flatlet: 4 Bedrooms and 1 Bathroom.

This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchaser.

The Purchasers shall pay the Sheriff a deposit of 10% of the purchase price in cash or by way of bank guaranteed cheque or eft immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale.

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

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

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

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

(2) FICA-legislation: requirement of proof of ID and residential address and other.

(3) Payment of a registration fee of R50 000,00 by EFT that must reflect in the Sheriff's account prior to the sale.

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

Dated at CAPE TOWN, 2023-08-11.

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/M31222.

**Case No: D6067/2020**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and M MAHLOBO, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 09H00, AT THE SHERIFF OFFICE AT NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 02ND day of OCTOBER 2023 AT 09:00 at the SHERIFF OFFICE AT NO.32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN to the highest bidder, in terms of Rule 46(12)(b): DESCRIPTION: A UNIT CONSISTING OF:- a) SECTION NUMBER 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS3/1981, IN THE SCHEME KNOWN AS STONEDALE 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 70 (SEVENTY) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST6549/2012, SUBJECT TO THE CONDITIONS CONTAINED THEREIN. PHYSICAL ADDRESS: 22 STONEDALE, 47 FOLKESTONE ROAD, SEA VIEW, DURBAN. MAGISTERIAL DISTRICT: ETHEKWINI. ZONING : RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: FLAT, BRICK WALLS, TILED ROOF, TILED FLOORS, KITCHEN, LOUNGE, 2X BEDROOMS, SHOWER, TOILET. BOUNDARY: FENCED WITH WIRE MESH. RESIDENTIAL ZONING. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at NO. 1 RHODES AVENUE, GLENWOOD. 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 full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, NO. 1 RHODES AVENUE, GLENWOOD. 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 R20 000.00 in cash. d) Registration conditions. 4. The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming

possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban West, at NO. 1 RHODES AVENUE, GLENWOOD.

Dated at UMHLANGA ROCKS, 2023-08-15.

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: MAT13914.

**Case No: D9226/2019**

**Docex: docex 27**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JOHN DAVID LOESCH N.O, First Defendant, THE BEST TRUST COMPANY (JHB) (PTY) LTD, Second Defendant, JOHN DAVID LOESCH, Third Defendant and CARIN FRANCINA LOESCH, Fourth Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 10:00, or as soon thereafter as conveniently possible, at the SHERIFF'S OFFICE – PORT SHEPSTONE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 02 October 2023 at 10H00, at the SHERIFF'S OFFICE NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE, to the highest bidder without reserve: Short description of property and its situation: ERF 476 PORT EDWARD EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION E.T. PROVINCE OF KWAZULU-NATAL, IN EXTENT 1012 (ONE THOUSAND AND TWELVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T1792/2010 PHYSICAL ADDRESS: 476, 9TH STREET, PORT EDWARD ZONING: RESIDENTIAL (NOTHING GUARANTEED)

**IMPROVEMENTS:** The following information is furnished but not guaranteed: MAIN BUILDING - a double storey with plastered walls interior and exterior, tiled roof, tiled floor, boundary unfenced, a dwelling comprising of lounge and dining room combined, kitchen, 1 bedroom with ensuite, verandah on first floor and 2 balconies on top floor, double garage. Upstairs: 1 Bedroom with walk in closet and ensuite. Outbuilding: 1 Bedroom with ensuite - own entrance. The property is vacant. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") 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 10 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 condition hereunder. 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 rules of this auction and conditions of sale are available 24 hours before the auction at the office of the Sheriff for SHERIFF PORT SHEPSTONE at NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. The office of the Sheriff for Port Shepstone will conduct the sale with either one the following auctioneer's MAB MAHLANGU and/or her Deputy Sheriff. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

B) FICA - All bidders to provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)

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 buyers's card.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff of the High Court, SHERIFF PORT SHEPSTONE at NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. REF: MRS CHETTY/S1272/8990/AS

Dated at Umhlanga, 2023-09-01.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705686/19. Fax: 0315705796. Attorney Ref: S1272/8990. Attorney Acct: THOBANI MTHEMBU.

Case No: D2669/2021

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and PATRICK SIPHO MADLALA, First Respondent and PUMZA MADLALA, Second Respondent**

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

**2023-09-28, 12:00, Sheriff Durban North, 350/352 Stamfordhill Road (Mathews Meyiwa) Morningside, Durban**

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 12TH July 2022 in terms of which the following property will be sold in execution on Thursday, 28th September 2023 at 12:00 by way of physical attendance at the at the Sheriff's Office, Sheriff Durban North, 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 Act 68 of 2008 as Amended), to the highest bidder.

REMAINDER OF ERF 174 ROSEHILL, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1062 (ONE THOUSAND AND SIXTY TWO) SQUARE METRES. HELD BY DEED OF TRANSFER NO: T:036716/07. SUBJECT TO THE CONDITIONS HEREIN CONTAINED ("the Property")

PHYSICAL ADDRESS: 86 ACUTT AVENUE, PARKHILL, DURBAN, KWAZULU NATAL

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A single storey, Freestanding Brick walls, Roof tiles, Wooden and Floor tiles, 1 Lounge (open plan) 1 Dining Room, 4 Bedrooms, 1 Kitchen, 3 Shower and Toilet, 1 Toilet.

Boundary Fenced (Wire mesh & Timber), 1 Garage on the roadside.

Cottage at the back: Freestanding, Tiled Roof, Cement Floors", 1 Room and 1 Toilet; and

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 to the Sheriff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Should the Purchaser 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 Rules of this Auction is available 24 hours before auction at the office SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSIDE, DURBAN. The office of the SHERIFF for the SHERIFF DURBAN NORTH will conduct the sale with Sheriff, Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules that apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia. The bidding process will be done physically at the Sheriff's Office 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).

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

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

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

d) All online buyers 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, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEW MEYIWA), MORNINGSIDE, DURBAN.

Dated at Durban, 2023-08-25.



Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315632375. Attorney Ref: gda/ep/madlala ps.

Case No: 5736/22

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LAZI ROSE  
HLATSHWAYO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-28, 12:00, 350/352 Stamfordhill Road (Mathews Meyiwa) Morningside, Durban**

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 18TH April 2023 in terms of which the following property will be sold in execution on Thursday, 28TH September 2023 at 12:00 by way of physical attendance at the at the Sheriff's Office, Acting Sheriff Durban South, 350/352 Stamfordhill Road, ( Mathews Meyiwa) Morningside, Durban and or/ online by registering on Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa); (in accordance with the Consumer Act 68 of 2008 as Amended), to the highest bidder. ERF 236 COEDMORE, REGISTRATION DIVISION FT. PROVINCE OF KWAZULU-NATAL, IN EXTENT 1012 (ONE THOUSAND AND TWELVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T2814/2011 BOUNDED TO THE PLAINTIFF UNDER BOND NUMBER B1697/2011 BE DECLARED ESPECIALLY EXECUTABLE (the "property");

PHYSICAL ADDRESS: 2 SPARROWROAD, YELLOWWOOD PARK, KWAZULU-NATAL

ZONING: Residential

IMPROVEMENTS: The following information is furnished but not guaranteed:

A single storey, Freestanding Brick walls, Roof tiles, Floors are tiled, except for the lounge and bedrooms which have wooden floors, 1 Lounge 1 Dining Room, 4 Bedrooms with built ins, 1 fully fitted Kitchen, 1 bathroom, 1 Toilet, 1 ensuite, 1 balcony, 1 basement room.

Outbuilding:

Freestanding Brick walls, Roof tiles, 1 bedroom, 1 toilet, 2 Garages, boundary concrete fenced and swimming pool, steel burglar guards and alarm system.

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 to the Sheriff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Should the Purchaser 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 Rules of this Auction is available 24 hours before auction at the office SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSID, DURBAN. The office of the SHERIFF for the ACTING SHERIFF DURBAN SOUTH will conduct the sale with Acting Sheriff, Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules that apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia. The bidding process will be done physically at the Sheriff's Office 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).

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

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

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

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

d) All online buyers 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, 350/352 STAMFORDHILL ROAD (MATHEW MEYIWA), MORNINGSID, DURBAN.

Dated at Durban, 2023-08-25.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315632375. Attorney Ref: gda/ep/hlatswayo I.

**Case No: D6053/2021**

**Docex: 031 5369700**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, FIRST APPLICANT and ABSA BANK LIMITED, SECOND APPLICANT and N B MABASO, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-09-28, 2023-09-28, AT THE SHERIFF OFFICE DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 28TH day of SEPTEMBER 2023 at 12:00 at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to a reserve. KINDLY NOTE THAT THE AUCTION PROCESS WILL BE CONDUCTED IN THE FOLLOWING MANNER. By way of physical attendance at the SHERIFF'S OFFICE. SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. DESCRIPTION: A Unit consisting of - (a) Section No 3 as shown and more fully described on Sectional Plan No.SS271/2004, in the scheme known as THEA GARDENS in respect of the land and building or buildings situate at DURBAN, IN THE ETHEKWE NI MUNICIPALITY AREA 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 Number ST37439/2015, and subject to such conditions as set out in the aforesaid deed. PHYSICAL ADDRESS: UNIT 3 THEA GARDENS, 1147 CHRIS HANI ROAD, AVOCA, DURBAN, KWAZULU-NATAL. MAGISTERIAL DISTRICT: DURBAN MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: SINGLE STOREY FREESTANDING WITH BLOCK WALLS, TILED ROOF AND TILED FLOORS DWELLING CONSISTING OF: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET AND 1 ENSUITE. THE BOUNDARY IS FENCED WITH PALISADE STEEL, PAVING AND DRIVEWAY WITH 1 GARAGE. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders physically attending the auction are required to pay R15 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. c) All online bidders are required to pay R40 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, Sheriff Durban North, Unit 1/2 Elation house, 350/352 Stamfordhill Road, Durban.

Dated at UMHLANGA ROCKS, 2023-08-16.

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: MAT13889.

**Case No: D8648/2022**

**Docex: DOCEX 27**

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

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and  
Lwandile Makaula, Identity No. 820626 5717 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-02, 10:00, The Sheriff's Office, 17A Mgazi Avenue, Umtentweni**

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 October 2023 at 10:00 at The Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, to the highest bidder subject to a reserve price:

ERF 2682 MARGATE (EXTENSION NO. 6), REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, MEASURING 1 467 (One Thousand Four Hundred and Sixty Seven) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T41828/2009 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS: 1 AZALEA AVENUE (EFR 2682), MARGATE, KWAZULU-NATAL.

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY WITH WALLS - PLASTERED, ROOF - TILED, FLOOR - CARPETED DWELLING COMPRISING OF 3 BEDROOMS, DINING ROOM, KITCHEN, TOILET, BATHROOM AND SINK TOILET : OTHER : GARAGE ATTACHED TO THE MAIN BUILDING : BOUNDARY FENCED - WIRE MESH

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty One (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable. The rules of this auction and a full advertisement is available 24hours before the auction at The Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone. The office of the Sheriff No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, will conduct the sale with auctioneer MAB Mahlangu. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

D) Registration conditions.

The full Conditions can be inspected at the offices of the Sheriff for Port Shepstone No. 17A Mgazi Avenue, Umtentweni, Port Shepstone.

Dated at Umhlanga, 2023-08-15.

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: sou27/4345. Attorney Acct: T MTHEMBU / R BARNARD.

**Case No: D4781/2018****Docex: 252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and WAYNE ESTERHUIZEN, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-02, 10:00, THE SHERIFF'S OFFICE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 12 JULY 2018 and 23 SEPTEMBER 2020 and in execution of the Writ of Execution of Immovable Property issued on the 13 OCTOBER 2020, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of PORT SHEPSTONE on MONDAY the 02ND day of OCTOBER 2023 at 10:00 at THE SHERIFF'S OFFICE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE.

PORTION 5 OF ERF 597 TRAFALGAR, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL  
IN EXTENT 1 113 (ONE THOUSAND ONE HUNDRED AND THIRTEEN)

SQUARE METRES

HELD BY DEED OF TRANSFER NO. T06 03455

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

ZONING: Residential (not guaranteed)

The property is situated at 19 GRENVILLE DRIVE, TRAFALGAR / MAGISTERIAL DISTRICT OF PORT  
SHEPSTONE and consists of:

Improvements: Vacant Stand.

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Port Shepstone situated at No. 17A Mgazi Avenue, Umtentweni, Port Shepstone 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 MAB Mahlangu the duly appointed Sheriff for Acting Sheriff Port Shepstone in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or P. her duly appointed deputy.

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

a. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

b. Fica -legislation: requirement proof of ID, residential address

c. Payment of a registration of R15 000-00 in cash for immovable property

d. Registration Conditions.

e. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW  
PERSONS THAT DO NOT ADHERE TO REGULATIONS

Dated at DURBAN, 2023-08-10.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban.. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT57329/KZN. Attorney Acct: M NAIDOO.

**Case No: 1704/2013****Docex: DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DIRK CORNELIUS HENDRIK LANDMAN (ID NUMBER: 840628 5028 081), 1<sup>st</sup> Defendant and ANDRIES MYBURGH (ID NUMBER: 620827 5024 084), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, WARRENTON MAGISTRATE'S COURT, 9 STRUWIG STREET, WARRENTON.**

In pursuance of a judgment of the above Honourable Court dated 9 April 2021 and a Writ for Execution, the following property will be sold in execution on FRIDAY the 2 June 2023 at 10:00 at before the Sheriff of HARTSWATER held at WARRENTON MAGISTRATE'S COURT, 9 STRUWIG STREET, WARRENTON.

CERTAIN: ERF 12, WARRENTON, SITUATED IN THE MAGARENG MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE

IN EXTENT: 1284 (ONE THOUSAND TWO HUNDRED AND EIGHTY FOUR) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T194/2006

SUBJECT TO: ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

ALSO KNOWN AS: 9 SECOND AVENUE, WARRENTON

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X WATER CLOSET. OUTBUILDING: 1X GARAGE, 1X LAUNDRY, 1X WATER CLOSET (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, HARTSWATER.

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 HARTSWATER, MANOR, 25 JAN KEMPDRUP.

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, HARTSWATER (JH VAN STADEN) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-08-28.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NL2246.

**Case No: 1317/2023**

**Docex: Docex 1 Tygerberg**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff and Mr Johan Albertus Smit - 1st Defendant, Ms Petro Smit - 2nd Defendant and Mr Johan Smit - 3rd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, 19 A Lang Street, Moorreesburg**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 6th day of October 2023 at 10:00 at 19A LANG STREET, MOORREESBURG by the Sheriff of the High Court, to the highest bidder:ERF 3993 MOORREESBURG situate in the Swartland Municipality, Division Malmesbury, Province of the Western Cape, in extent: 963 square metres, held by virtue of Deed of Transfer no. T54449/2018, Street address: 19 A Lang Street, Moorreesburg

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



Improvements and location: A dwelling comprising: 1 X Lounge, 1 X Kitchen, 1 X Bedroom, 1 X W/C & Out Garage

Reserved price: The property will be sold subject to a reserve price of R100,000.00.

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

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

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

Dated at BELLVILLE, 2023-07-31.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: H CROUS/SS/FIR73/4819. Attorney Ref: MINDE SCHAPIRO & SMITH INC.

**Case No: 1796/2021**

**Docex: 5, Kimberley**

IN THE HIGH COURT OF SOUTH AFRICA

(Division of the Northern Cape Kimberley)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited – Plaintiff and Mr Sakman Pieterse - 1st Defendant and Ms Kaatjie Pieterse - 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-04, 10h00, Magistrate's Court, Griekwastad, 19 Main Road, Griekwastad**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 4th day of October 2023 at 10:00 at Magistrate Court Griekwastad, 19 Main Road, Griekwastad by the Sheriff of the High Court, to the highest bidder: Erf 100 Griekwastad situate in the Siyancuma Municipality, District Hay, Province of the Northern Cape, in extent: 1,1122 hectares, held by virtue of Deed of Transfer no. T2427/2005, Street address: 5 Juweel Street, Griekwastad

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct. Entrance hall, lounge, family room, dining room, scullery, 4 x bedroom, bathroom, shower, w/c, 2 x out garages, 2 x storerooms & bathroom

Improvements and location: A dwelling comprising:

Reserved price: The property will be sold subject to a reserve price of R650 000.00

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

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

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

Dated at Bellville, 2023-06-18.

Attorneys for Plaintiff(s): Minde Schapiro & Smith attorneys, Tygervally Office Park, Building 1, cnr Willie van Schoor & Old Oak Road, Tygervally, Bellville. Telephone: 021-9189009. Attorney Ref: H CROUS/SS/FIR73/4777. Attorney Acct: Minde Schapiro & Smith.

**Case No: 606/2021**

**Docex: DOCEX 271, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited; Plaintiff and Klaas Mokhosi Olifant; 1st Defendant and Grace Gcina Olifant; 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 10:00, SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 08 March 2022 respectively, in terms of which the following property will be sold in execution on the 03rd of October 2023 at 10h00 by the Sheriff Johannesburg South at Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, to the highest bidder subject to such reserve price as set by Court in the amount of R700 000.00 (Seven Hundred Thousand Rand):

**Certain Property:**

Erf 550 Glenanda Township, Registration Division I.Q., Gauteng Province, measuring 991 square metres held under deed of Transfer No. T51253/2015

Physical Address: 7 Joubert avenue, Glenanda, Johannesburg.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathrooms, kitchen, pantry, dining room, lounge, swimming pool. Outbuilding: 1 bedroom, 1 bathroom, kitchen, 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 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchase received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer. Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.

The Sheriff Johannesburg South will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) Payment of a Registration Fee of R50 000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale;

D) Registration conditions: No person will be allowed on the premises if they are not FICA and CPA compliant.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, during normal office hours Monday to Friday. The office of the Sheriff Johannesburg South will conduct the Sheriff's sale with auctioneers J.A Thomas and/or P. Ora and/or A. Jegles and/or P. Ngcobo. Advertising costs at current publication rates and sale costs according to Court Rules.

Dated at RANDBURG, 2023-09-04.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT64094.

**Case No: 2021/57622**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and RAMATSHENG, MATHIBE ANDRIES, 1<sup>st</sup> Defendant AND MSIMANGA, COLLET NOKUTHULA, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-06, 10-00, Sheriff Vanderbijlpark, P & L Building, Ground Floor, Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark**

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 6 October 2023 at 10H00 at Sheriff's Office Vanderbijlpark, P & L Building, Ground Floor, Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark 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: Portion 386 of Erf 540 Vanderbijl Park Central East No 3 Township; Registration Division I.Q.; The Province of Gauteng, in extent: 248 (two hundred and forty eight) square metres; Held by the judgment debtor under Deed of Transfer T21807/2013; Physical address: 386 Miami Sands, Inyathi Street, Vanderbijl Park CE 3, Vanderbijl Park, Gauteng. The following information is furnished, though in this regard nothing is guaranteed:

Improvements: 1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, 1 x wc, 1 x shadeport.

Terms: The sale is with reserve price of R275,000.00 (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 Sheriff's Office Vanderbijlpark, P & L Building, Ground Floor, Cnr Frikkie Meyer & Kelvin Boulevards, Vanderbijlpark

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/FF004136.

**Case No: 2021/22007**

**Docex: Docex 55 Randburg**

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Myeni, Sifiso, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 11:00, Sheriff's Office Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng**

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 22 July 2023 at 11H00 at Sheriff's Office Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng 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: Portion 13 of Erf 1601 Witkoppen Extension 102 Township, registration Division I.Q., The Province of Gauteng, measuring 428 (four hundred and twenty eight) square metres, held by the Defendant under deed of transfer T50409/2013; Held by the judgment debtor under Deed of Transfer T50409/2013; Physical address: 13 Brompton Oak Street, Witkoppen Ext 102, Randburg, Gauteng.

The following information is furnished, though in this regard nothing is guaranteed:

Improvements: Lounge, Dining Room, Kitchen, x3 Bedrooms, x2 Bathrooms, x2 Showers, x2 WC, x2 Garage, Patio, Roof Terrace.

Terms: The sale is with a reserve price of R1,000,000.00 (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 Office Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng

Dated at Hydepark, 2023-07-22.

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/FF003853.

**Case No: 21479 OF 2020**

**Docex: DX 61 JOHANNESBURG**

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

**In the matter between: THE BODY CORPORATE OF ILL VILLAGGIO SECTIONAL SCHEME, Plaintiff and  
GETTA COMPUTERS CC, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 11:00, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAYHOUSE - MIDRAND**

SECTION No. 77 as shown and more fully described on Sectional Plan No SS591/2002 in the Scheme known as IL VILLAGGIO in respect of the land and buildings situate at 77 IL VILLAGGIO, GALLOWAY STREET, DOUGLASDALE EXT 136 of which section the floor area according to the sectional plan is 85 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST139069/2002

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

DESCRIPTION: SECTIONAL TITLE UNIT ROOF: TILES

APARTMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, CARPORT & GARDEN: ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with the reserve price by Court being R815 000.00 and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF RANDBURG WEST.

Dated at ROODEPOORT, 2023-08-16.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Telephone: 0116752881. Fax: 0116752889. Attorney Ref: PHILIP ROOS/EE/MAT34311. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

**Case No: D7958/2022**

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and HARRIS SITHEMBILE MBULELO  
MAJEKE (IDENTITY NUMBER: 540507 5213 08 8), Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-09, 10:00, SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which, will be put up to auction on the 09TH day of OCTOBER 2023 at 10h00 at the SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE consists of:

Property Description:

ERF 2865 MARGATE, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1839 (ONE THOUSAND EIGHT HUNDRED AND THIRTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T30384/1998 SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED, located in the magisterial district of Durban;

PHYSICAL ADDRESS: 4 CASURINA ROAD, MARGATE, KWAZULU-NATAL, 4275

ZONING: SPECIAL RESIDENTIAL

**IMPROVEMENTS (NOTHING GUARANTEED):**

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 1 entrance hall, 1 lounge, 1 dining room, 1 study, 1 kitchen, 1 pantry, 4 bedrooms, 2 bathrooms, 2 showers, 2 WC, 2 out garages, 1 pool, 1 veranda.

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 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 at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE.

Take further notice that:

1. This sale is a sale in execution pursuant of an order granted against the execution debtor for money owing to the execution creditor.

2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE.

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

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

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

(c) All bidders are required to pay R 15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

(d) Registration conditions

The Conditions shall lie open for inspection at the office of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE 15 days prior to the date of the sale.

The office of the Sheriff for Umtentweni will conduct the sale with auctioneer MAB MAHLANGU or her deputy.

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

Purchaser to pay the sheriff a deposit of 10 per cent of the purchase price in cash or by EFT on the day of the sale.

Balance to be paid against transfer and secured by a guarantee issued by a financial institution approved by the execution creditor or his attorney, to be furnished to the sheriff within 10 days after the sale.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions 3 and 4.

The purchaser shall be liable for occupational rental at the rate of 1% per month from the date of occupation to the date of sale.

Dated at La Lucia, 2023-09-07

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700 Attorney Ref: KN/TG/KG/MAT23181.

**Case No: KZN/RC/649/2020**

IN THE MAGISTRATE'S COURT FOR

(FOR THE REGIONAL DIVISION OF KWAZULU-NATAL LOCAL, HELD AT DURBAN)

**In the matter between: FirstRand Bank Limited, Execution Creditor and MICHAEL FALCON SMITH, First Execution Debtor and JULIE SMITH, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-05, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN:**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE



The immovable property as described below will be put up for auction on the 05th day of OCTOBER 2023 at 10H00 at the SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN:

consists of:

Property Description:

A UNIT CONSISTING OF-

(a) SECTION NO. 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS57/1987 IN THE SCHEME

KNOWN AS PARK BAY 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 81 (EIGHTY ONE) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN; HELD BY DEED OF TRANSFER NO ST 003675/08;

PHYSICAL ADDRESS: SECTION 28 (UNIT 101) PARK BAY, 9 LLOYD STREET, DURBAN CENTRAL, KWAZULU-NATAL, 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 single story dwelling consisting of a main dwelling with: 1 lounge, 1 dining room; 1 kitchen; 2 bedrooms; 1 bathroom; 1 WC; 1 open parking.

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

The sale shall be subject to the terms and conditions of the Magistrate's 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, MORNINGSID, 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, MORNINGSID, 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 2023-09-05.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/KG/MAT17457.

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Case No: 2880/2022

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07), 1<sup>st</sup> Plaintiff & Absa Bank Limited (1986/004794/06), 2nd Plaintiff and Mbongeni Daniel Mahlangu, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-02, 09:00, Sheriff Brits, 62 Ludorf Street, Brits**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the under mentioned 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 21 June 2023 at the office of the Sheriff Brits, 62 Ludorf Street, Brits, on 2 October 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Brits, 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 145 of Erf 459 The Islands Estate Extension 1 Township, Registration division: J.Q., Province of North West, Measuring 318 square metres,

Held by Deed of Transfer No. T 34097/2020

Zone : Residential

Known as : Portion 145 of Erf 459 The Islands Estate Extension 1 Township, also known as 40 Resort Drive, The Islands Estate, Hartbeespoort, North West Province

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: Double storey, Tile Flooring, 2 bedrooms, lounge, dining room, kitchen, 2 x bathrooms, 2 x showers, 3 toilets, Outbuilding: 2 x garages, swimming pool

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, 2023-09-05.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1390.

Case No: 17587/2020

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Makete Judah Letsoalo Plaintiff and John Khoaripe Modiko, First Defendant and Nomathamsanqa Doris Modiko, Second Defendant and**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-03, 11:00, Sheriff Randburg West, 24 Rhodes Street, Kensington 'B', Randburg**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without reserve price at the office of the Sheriff Sandton North, 24 Rhodes Street, Kensington 'B', Randburg on 3 October 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Sandton North at same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 2 of Erf 502 Bryanston Township, Registration Division IR., Held by Deed of Transfer T67929/2017

Street address: Portion 2 of Erf 502 Bryanston Township, also known as 44 Curzon Road, Bryanston, Johannesburg, Gauteng Province,

Zone: Residential

Nothing guaranteed in this regard;

Improvements: consists of : 4 x bedrooms, 4 x bathrooms, TV/Living room, 1 x

CONTINUES ON PAGE 130 OF BOOK 2

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REPUBLIC OF SOUTH AFRICA  
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15 September 2023  
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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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lounge, 1 x study, 1 x kitchen, 1 x pantry, 1 x cottage consisting of 1 x bedroom, 1 x bathroom & living area, 1 x laundry, 1 x outbuilding (office), 2 x garages, 1 x carport, [Swimming pool & Tennis Court, irrigation, paving, Solar Panels for pool heating, Electric Fencing, Fencing - Bricks, Outer Wall Finishing - Face Brick, Roof Finishing-Tiles/Slate

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

Dated at Pretoria, 2023-09-05.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: RON8/0009.

**Case No: 2284/2021p**

**Docex: 2 pietermaritzburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu-Natal Division, Pietermaritzburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and KIRTHI HANNOOMAN N.O., Defendant**

NOTICE OF SALE IN EXECUTION

**2023-09-28, 10h00, Sheriff's Office, 4 Arbuckle Road, Windermere, Morningside, Durban**

In pursuance of a judgment granted in the above action the immovable property listed hereunder will be sold in execution on the 28th of September 2023 at 10H00 by way of physical attendance at the Sheriff's Office, Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban

Description Of Property: A unit consisting of: Section number 4 as shown and more fully described on Sectional Plan no. SS 251/1988 in the scheme known as Clarence Mansions, in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, of which section the floor area, according to the said sectional plan, is 160 (One Hundred and Sixty) square metres in extent; and

(b)An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan Held Under Deed of Transfer ST 18847/1994 and subject to such conditions as set out in the aforesaid Deed of Transfer, under Indemnity Bond No 12889/2016

Street Address: 95 Clarence Road, Essenwood, Durban, Ethekwini Magisterial District, kwazulu-Natal

Improvements: It Is A Single Storey Brick House Under Clay Tile Roof With Aluminium Windows And Wood Laminate Flooring Consisting Of: Entrance Hall, Lounge and Dining Room, Kitchen, 2 Bedrooms, 2 Bathrooms, Air conditioning Outbuilding: garage;

Zoning: Residential area

Nothing In The Above Is Guaranteed

Material Conditions Of : kwazulu-Natal 24 hours prior to the date of sale.

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

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

Take Further Notice That:

1. The sale is a sale in execution pursuant to a judgment obtained in the above court;
2. The rules of this auction and full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, 4 Arbuckle Road, Windermere, Morningside, Durban , kwazulu-Natal.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/downloadfileaction?Id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 All bidders attending the auction are required to pay R15 000.00 in cash (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card;



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

3.5 Registration conditions.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneer GS Ndlovu and / or SD Naicker

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

Dated at Pietermaritzburg, 2023-09-01.

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: N Harry/ 08S398349.

**Case No: 15695/2022P**

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

**In the matter between: SS MARGATE BOULEVARD (SS NO: 544/1999) – APPLICANT and DELTA GEBRUIKTE MOTORS BK (Registration Number: 198500879523) - FIRST RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT and NEDBANK LTD - THIRD RESPONDENT**

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

**2023-10-09, 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 8 March 2023, the property listed below will be sold in execution by the Sheriff Port Shepstone, on the 9th of October 2023 at Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, 1685, at 10h00am to the highest bidder.

**PROPERTY:**

1. Unit 59 Margate Boulevard Body Corporate and known as Margate Boulevard Body Corporate in respect of land and building situated at Panorama Parade, Margate, of which section the floor area is 101 square meters in extent.

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 ST220022/2000.

ALSO KNOWN AS: Unit 59 Margate Boulevard Body Corporate, Panorama Parade, Margate

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

The property comprising of:

Single Storey

Plastered Walls

Tiled Floor

Lounge and Dining Room combined

2 Bedrooms

1 Bathroom

Kitchen

Bathroom (Shower and Toilet)

Balcony on top floor

Garage separate

Fenced Boundary

Swimming Pool

**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 institute approved by the execution creditor or his attorneys, and shall be furnished to the sheriff within 10 days after the date of sale.

The purchaser may be taken possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni.

Dated at ROODEPOORT, 2023-09-08.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys C/O Venns Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 30 Montrose Park Boulevard, Victoria Country Club Estate, 170 Peter Brown Drive, Montrose. Telephone: (011) 763 3050. Attorney Ref: VO/rc/MAR44/0001.

**Case No: 3668/2021**

IN THE MAGISTRATE'S COURT FOR

(DISTRICT OF PORT SHEPSTONE, HELD AT PORT SHEPSTONE)

**In the matter between: DIE ANKERS BODY CORPORATE – APPLICANT and JABULANI EUGENE MBEDU (Identity Number 581228 5774 08 2) - FIRST RESPONDENT, ZANDILE ROSE NONHLANHLA MBEDU (Identity Number 640803 0343 08 0) - SECOND RESPONDENT, STANDARD BANK OF SOUTH AFRICA LIMITED - THIRD RESPONDENT and RAY NKONYENI LOCAL MUNICIPALITY - FOURTH RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-09, 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 25 March 2022, the property listed below will be sold in execution by the Sheriff Port Shepstone, on the 9th of October 2023 at Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, 1685, at 10h00am to the highest bidder.

PROPERTY: 1. Unit 10 Die Ankers Body Corporate, 3 Ridge Road, Margate and known as Die Ankers Body Corporate in respect of land and building situated at 3 Ridge Road, Margate, of which section the floor area is 85 square meters in extent. 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 ST41596/2014. ALSO KNOWN AS: Unit 10 Die Ankers Body Corporate, 3 Ridge Road, Margate.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: Single Storey, Plastered Walls, Roof - other, Tiled floors, 1 bedrooms, 1 bedroom with en-suite, Bathroom and toilet combined, Verandah on first floor, Boundary - Fenced with other.

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 institute approved by the execution creditor or his attorneys, and shall be furnished to the sheriff within 10 days after the date of sale. The purchaser may be taken possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni.

Dated at ROODEPOORT, 2023-09-08.

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/DIE1/0004.

**Case No: D7661/2020**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ZIMANGA FORTUNATUS MNYANDU, 1<sup>st</sup> Defendant and GABISILE MNYANDU (Married in community of property to each other), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-09-27, 10:00, THE SHERIFFS OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In pursuance of a judgment granted by this Honourable Court on 22 JULY 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price of R344 794,03 by the Sheriff of the High Court PINETOWN at THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 27 SEPTEMBER 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 4814 KWANDENGEZI A REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL  
IN EXTENT 697 (SIX HUNDRED AND NINETY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER  
NUMBER T4036/2008 SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

(also known as: 5 JUBA ROAD, KWANDENGEZI A, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

Consisting of: 1 KITCHEN, 1 LOUNGE, 3 BEDROOMS, 1 SEPARATE TOILET, 1 FULL BATHROOM  
(ALTHOUGH NOTHING IN THIS REGARD IS GUARANTEED).

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.

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

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

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

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

d) Registration conditions.

The conditions shall lie for inspection at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

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

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

Dated at DURBAN, 2023-09-06.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE,  
9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Telephone: (031) 007  
0811. Fax: 086 639 6551. Attorney Ref: DS0180/DBS/C JACOB/VG/CL.

**Case No: 8206/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and BRIDGETTE MORONGWA MATSHEGO (IDENTITY NUMBER: 7411130639083), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-02, 11:00, Sheriff of the High Court Centurion West at 229 Blackwood Street, Hennopspark**

In pursuance of a judgment and warrant granted on 23 May 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 October 2023 at 11:00 by the Sheriff of the High Court Centurion West at 229 Blackwood Street, Hennopspark, Centurion to the highest bidder subject to a reserve price of R1 248 206.00:- CERTAIN: PORTION 1 OF HOLDING 12 MONAVONI

AGRICULTURAL HOLDINGS SITUATED: 12A Mona Road, Monavoni Agricultural Holdings, 0157 MAGISTERIAL DISTRICT: Tshwane Central REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG MEASURING: 1,0000 (ONE COMMA ZERO ZERO ZERO ZERO) HECTARES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms; 2 x Bathrooms; and 2 x Garages. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, BRIDGETTE MORONGWA MATSHEGO (IDENTITY NUMBER: 7411130639083), under name under Deed of Transfer No. T20762/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Centurion West at 229 Blackwood Street, Hennopspark, Centurion. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/WE/IC000640, 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, 2023-09-07.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000640.

**Case No: 41968/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and TISETSO CLIFFORD MAZIBUKO (IDENTITY NUMBER: 9411205274087), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-06, 10:00, Sheriff of the High Court Roodepoort South at 10 Liebenberg Street, Roodepoort**

In pursuance of a judgment and warrant granted on 23 May 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 6 October 2023 at 10:00 by the Sheriff of the High Court Roodepoort South at 10 Liebenberg Street, Roodepoort to the highest bidder subject to a reserve price of R620 000.00:- CERTAIN: ERF 9249 KAGISO TOWNSHIP SITUATED: Stand 9249 Hillview, Kagiso, 1754 MAGISTERIAL DISTRICT: Mogale City REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 274 (TWO HUNDRED AND SEVENTY FOUR) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1 x Kitchen; 3 x Bedrooms; 1 x Bathroom; 1 x Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, TISETSO CLIFFORD MAZIBUKO (IDENTITY NUMBER: 9411205274087), under his name under Deed of Transfer No. T53998/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court Roodepoort South at 10 Liebenberg Street, Roodepoort. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/WE/IC000729

Dated at Pretoria, 2023-09-07.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000729.

**Case No: 42249/2019****Docex: DOCEX 11, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: MARTIN MATHEBULA, Applicant and ARCHA WENA (PTY) LTD (2013/063943/07), 1<sup>st</sup> Defendant, SELLOANE S MACALA (ID no. 5702280732088), 2<sup>nd</sup> Defendant, MVULA A M MACALA (ID no. 5510175656084), 3<sup>rd</sup> Defendant and BONGINKOSI MACALA (ID no. 8510055444087), 4<sup>th</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-02, 11:00, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

Sale in execution to be held at 229 Blackwood Street, Hennospark, Centurion at 11:00 on 2 October 2023

By the Sheriff: Centurion West

ERF 2017 THE REEDS EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE  
GAUTENG

MEASURING 1 000 (ONE THOUSAND) SQUARE METRES

Held by Deed of Transfer T15820/1993

Situate at: 26 Santie Street, The Reeds Ext 9, Centurion, Province of Gauteng

Improvements - (Not guaranteed): A residential face brick dwelling under a tiled roof consisting of 1 x lounge, 1 x dining room, 1 x kitchen, 1 x laundry, 5 x bedrooms, 2 x bathrooms (one being en-suite), 1 x dressing room, an outbuilding of face brick walls under a tile roof which consists of a double garage with two motorised wooden doors and which has a toilet and basin, 1 x swimming pool, 1 x thatched lapa with brick paving floor.

Terms: 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 money owing to the plaintiff.

The Auction will be conducted by the Sheriff, or his/her Deputy to the highest bidder with a reserve price set at R840 000.00.

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

All bidders are required to pay an amount to be determined by the Sheriff that is refundable as registration fee prior to commencement of the auction to obtain a buyer's card.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on 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/her attorney and shall be furnished to the sheriff within 21 days after the sale.

Conditions of sale can be inspected at 229 Blackwood Street, Hennospark, Centurion, 24 hours prior to the auction.

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the price being secured in terms of condition 4.

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

Dated at Pretoria, 2023-08-29.

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: 350262/Mr Painter/wt.

**Case No: 1244/2020****Docex: Docex 16, Port Elizabeth**

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)

**In the matter between: Nedbank Ltd, Plaintiff and Simon Thomas Richard Picton-Turberville No, First Defendant, Leonardus Franciscus Van Giesbergen No, Second Defendant, Catherine Anne Dickson NO, Third Defendant, Leonardus Franciscus Van Giesbergen, Fourth Defendant, Catherine Anne Dickson, Fifth Defendant and Afrishade Canvas Manufacturing CC, Sixth Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-29, 10:30, By the Sheriff, Humansdorp, 21 Saffery Street, Humansdorp**

In pursuance of a Judgment dated 13 September 2022 of the above Honourable Court and an attachment in execution pursuant thereto, the property of the First, Second and Third Defendants, in their capacities as the Trustees for the time being of the Van Giesbergen Family Trust, described below will be sold by the Sheriff, Mr C Erasmus, at the Sheriff's office, 21 Saffery Street, Humansdorp, by public auction and without reserve on Friday, the 29th of September 2023 at 10h30.

Property Description: Erf 800 Sea Vista, in the Kouga Local Municipality, Division of Humansdorp, Province of the Eastern Cape, in extent 868 square metres, situated at 16 Mahe Beat, St Francis Bay, held by the Trust by Deed of Transfer T6843/1998CTN

Improvements: As far as can be ascertained, the property consists of a single storey dwelling of plastered and painted clay brick and mortar with concrete floors, timber windows and glazed sliding doors with an attached double garage and a first floor area within the main roof structure, all under thatch roofing and timber beams. The first floor section has a reinforced concrete floor and the stairs accessing the first floor are of timber on a stainless steel frame. The ground floor consists of an entrance hall, TV lounge, open plan family room, dining room, open plan kitchen, scullery, staircase, 3 bedrooms, 2 bathrooms and guest bathroom. The first floor consists of a master bedroom with dressing room and en-suite bathroom, entertainment area. There is a double garage, pool, basement room and covered front deck.

The abovementioned description of the property is not guaranteed to be accurate or complete.

The amount due to the Local Authority in respect of rates and taxes and service charges as at the 19th of June 2023 was R386,933.62.

The sale is subject to the written confirmation of the execution creditor, given to the Sheriff within seven days after the date of the sale.

The Conditions of Sale or the Rules of the auction will be read prior to the sale and may be inspected at the Sheriff's abovementioned office. Queries may be directed to the offices of the Plaintiff's Port Elizabeth Attorneys, Telephone 041-5063708, reference Mrs W Dye.

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00 plus VAT, on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved of by the Plaintiff's Attorneys, to be furnished to the Sheriff within fourteen (14) days from the date of the sale.

This Notice complies with the provisions of the Regulations promulgated in terms of the Consumer Protection Act which may be perused at [www.gov.za/documents/consumer-protection-act-regulations](http://www.gov.za/documents/consumer-protection-act-regulations).

Prospective bidders are obliged to register as such prior to the auction and to provide the Sheriff with proof of their identity and of their place of residence as contemplated in Regulation 26.

Dated at Gqeberha, 2023-09-01.

Attorneys for Plaintiff(s): BLC Attorneys, 4 Cape Road, Central, Gqeberha. Telephone: 0415063700. Fax: 0415821429. Attorney Ref: Mr L Schoeman/W Dye/. Attorney Acct: K52788.

**Case No: 18328/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (First Plaintiff) and ABSA BANK LIMITED (Second Plaintiff) and DAVID JOHN ROMAN, Identity Number 880623 5024 08 2 (Defendant)**

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

**2023-10-02, 09:00, AT THE SHERIFF'S OFFICE MITCHELLS PLAIN NORTH, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS (OPP PRINCETON HIGH SCHOOL)**

1. Property: 51 Annette Street, Lentegour, Mitchells Plain
2. Domicile: 52 Tugela Way, Portlands, Mitchells Plain
3. Residential: 51 Annette Street, Lentegour, Mitchells Plain

In execution of a judgment of the above honourable court dated 9 September 2022, the undermentioned immovable property will be sold in execution on MONDAY, 2 OCTOBER 2023 at 09:00 at the SHERIFF'S OFFICE



MITCHELLS PLAIN NORTH, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS (OPP PRINCETON HIGH SCHOOL)

ERF 45393 MITCHELLS PLAIN, in the City of Cape Town, Division Cape, Western Cape Province;

In Extent: 220 square metres

Held by Deed of Transfer No T12119/2019

ALSO KNOWN AS: 51 ANNETTE STREET, LENTEGEUR, MITCHELLS PLAIN

CONDITIONS OF SALE:

1. The sale is subject to:

1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).

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

1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

BRICK WALLS, TILED ROOF, PARTLY VIBRACRETE BOUNDARY WALL, 1 X BEDROOM, CEMENT FLOORS, OPEN PLAN KITCHEN, LOUNGE, TOILET.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, MITCHELLS PLAIN NORTH and at the offices of the undersigned.

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

Dated at Tyger Valley, 2023-09-01.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 3000. Attorney Ref: M J Titus/Yvette/ZA8944.

**Case No: 18800/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and NOLUDWE LETTICIA MAPITIZA (IDENTITY NUMBER: 721202 0507 087), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-09-26, 10:00, Sheriff Kuils River South, 23 Langverwacht Street, Klipdam, Kuils River**

In execution of a judgment of the High Court of South Africa, Western Cape Division, Cape Town in the abovementioned suit, sale subject to a reserve of R460 000.00, will be held by the Sheriff, KUILSRIVER SOUTH at 23 LANGVERWACHT ROAD KLIPDAM, KUILSRIVER on 26 SEPTEMBER 2023 at 10H00 of the undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff Offices, KUILSRIVER SOUTH during office hours.

CERTAIN: ERF 20755 BLUE DOWNS, IN THE CITY OF CAPE TOWN

DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE

IN EXTENT OF 79 (SEVENTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO.T29114/08, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO THE RESTRICTIONS AGAINST ALIENATION IN FAVOUR OF VANILLA HOMEOWNERS ASSOCIATION.

ALSO KNOWN AS: 33 SPICE STREET, BARDALE VILLAGE (BLUE DOWNS)

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

PROPERTY DESCRIPTION: 2 BEDROOMS, BATHROOM, OPEN PLAN KITCHEN/LOUNGE

The property is zoned residential.

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

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 15 Days before the auction and can be inspected at the office of the Sheriff GOODWOOD at 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER
  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;
- Dated at CAPE TOWN, 2023-07-25.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Telephone: 210 9395120. Fax: 0864590842. Attorney Ref: TO Price - F53292.

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**Case No: 6069/2022**

**Docex: Docex 4, Parow**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Ndimphiwe Given Bontsi - Defendant**

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

**2023-09-19, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 17 April 2023, the under-mentioned property will be sold in execution on 19 SEPTEMBER 2023 at 10h00, with a reserve of R520 991.49, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, to the highest bidder:

ERF: 20144 - KUILS RIVER, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 157 square metres and held by Deed of Transfer No. T42080/2018 - and known as 7 Royston Crescent, Highbury, Kuils River.

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

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a brick building under a tile roof consisting of a lounge, kitchen, 3 x bedrooms, bathroom, shower, toilet.

Reserved price: The property will be sold with a reserve.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow, 2023-07-10.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Telephone: 021 939 5120. Fax: 086 721 3811. Attorney Ref: TO Price/zvw/F53226. Attorney Acct: 1.

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## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS**

**ROOT-X AFRICA AUCTIONEERS CC  
SPECIALIST SYSTEM ENGINEERING (PTY) LTD (IN LIQ): T0596/23  
(Master's Reference: T0596/23)**

AUCTION NOTICE

**2023-09-21, 10:00, ROOT-X WAREHOUSE, PLOT 130 MOOIPLAATS, PRETORIA**

VEHICLES, OFFICE FURNITURE, TRUCKS, INTERLINK TRAILERS, GENERATORS, HOUSEHOLD FURNITURE ETC. TERMS: R5000 REFUNDABLE REGISTRATION FEE

DIRK PIENAAR, 526 ATTERBURY ROAD, MENLO PARK. Tel: 0123487777. Fax: 0123488121. Web: [www.rootx.co.za](http://www.rootx.co.za). Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za). Ref: L11453

**ROOT-X AFRICA AUCTIONEERS CC  
MJL PLUMBING (PTY) LTD (IN LIQ): T1327/23  
(Master's Reference: T1327/23)**

AUCTION NOTICE

**2023-09-21, 10:00, ROOT-X WAREHOUSE, PLOT 130 MOOIPLAATS, PRETORIA**

VEHICLES, OFFICE FURNITURE, TRUCKS, INTERLINK TRAILERS, GENERATORS, HOUSEHOLD FURNITURE ETC. TERMS: R5000 REFUNDABLE REGISTRATION FEE

DIRK PIENAAR, 526 ATTERBURY ROAD, MENLO PARK. Tel: 0123487777. Fax: 0123488121. Web: [www.rootx.co.za](http://www.rootx.co.za). Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za). Ref: L11453.

**ROOT-X AFRICA AUCTIONEERS CC  
EXCLUSIVE SUNGLASSES (PTY) LTD (IN LIQ): G380/23  
(Master's Reference: G380/23)**

AUCTION NOTICE

**2023-09-21, 10:00, ROOT-X WAREHOUSE, PLOT 130 MOOIPLAATS, PRETORIA**

VEHICLES, OFFICE FURNITURE, TRUCKS, INTERLINK TRAILERS, GENERATORS, HOUSEHOLD FURNITURE ETC. TERMS: R5000 REFUNDABLE REGISTRATION FEE

DIRK PIENAAR, 526 ATTERBURY ROAD, MENLO PARK. Tel: 0123487777. Fax: 0123488121. Web: [www.rootx.co.za](http://www.rootx.co.za). Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za). Ref: L11453.

**Vans Auctioneers  
Insolvent Estate: Frederik Petrus Senekal  
(Master's Reference: L167/2020)**

LOVELY 4 BEDROOM FAMILY HOME IN DE DOORNS NATURE RESERVE, THABAZIMBI, LIMPOPO!  
ONLINE INSOLVENCY AUCTION

**2023-09-19, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

AUCTION OF: PORTION 191 OF FARM DOORNOEK 318, REGISTRATION DIVISION KQ, LIMPOPO

Extent: 4,5907 ha

Improvements:

4 x bedrooms & 3 x bathrooms, Lounge, dining room & kitchen, Separate scullery, Study, Storage room, Carport.

Auctioneer's note: House inside a 58 ha Nature Reserve (Nature Reserve has fencing around it) An opportunity not to be missed!

R50,000 registration fee, 10% deposit. Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Anton Shand

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanel

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**Park Village Auctions**  
**Boitshoko Properties and Investments (pty) Ltd (in liquidation)**  
**(Master's Reference: G549/2023)**

**AUCTION NOTICE**

**2023-09-19, 12:00, Numbers 104 & 107 Soetdoring Crescent situated in the Vaal De Grace Golf Estate, Parys (Portion 104 of the Farm "Eiland 13" No. 502, IQ - measuring 849 square metres) (Portion 107 of the Farm "Eiland 13" No. 502, IQ - measuring 918 square metres)**

2 Double Storey Residential dwellings comprising 4 en-suite bedrooms, lounge, dining room, kitchen, double garage and swimming pool

R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and the balance within 30 days of confirmation.

Buyer's commission payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions**  
**Fontana Holdings (Pty) Ltd (in liquidation)**  
**(Master's Reference: G199/2023)**

**Timed Online Auction**

**2023-09-14, 10:00, Hereford Road, Stoneridge Shopping Centre, Greenstone, Edenvale**

Timed Online auction commencing at 10:00am on Thursday 14 September, 2023

Closing at 12:00noon on Tuesday 19 September, 2023

Entire contents of the Stoneridge Supermarket

Shop Front (Counters, Trolleys, Etc.); Shop Floor (Assorted Shelving, Fridges, Freezers, Warmers, Etc.); Hot Meal Replacement (Gas Stoves, Deep Fryer, Cold Meat Slicer, Macadams Oven, Etc.); Bakery (Dough Mixer, Proofer Ovens, Doughnut Fryer, Etc.); Butchery (Meat Slicer, Mincer, Vacuum Sealer, Etc.); Fruit & Veg (Heat Wrap, Juice Extraction Machine, Prep Tables, Etc.); Office Equipment, Lot Assorted Stock (please note all offers for stock are provisional. All offers will be adjusted accordingly as trading is ceasing on 31 August, 2023.

R30 000.00 refundable registration deposit payable.

Buyer's commission payable.

Viewing : Thursday 14, Friday 15, Monday 18 September, 2023 from 09:00-15:00 and Tuesday 19 September, 2023 from 09:00-11:30

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Fontana Holdings (Pty) Ltd (in liquidation)**  
**(Master's Reference: G199/2023)**

Timed Online Auction

**2023-09-14, 10:00, Hereford Road, Stoneridge Shopping Centre, Greenstone, Edenvale**

Timed Online auction commencing at 10:00am on Thursday 14 September, 2023

Closing at 12:00noon on Tuesday 19 September, 2023

Entire contents of the Stoneridge Supermarket

Shop Front (Counters, Trolleys, Etc.); Shop Floor (Assorted Shelving, Fridges, Freezers, Warmers, Etc.); Hot Meal Replacement (Gas Stoves, Deep Fryer, Cold Meat Slicer, Macadams Oven, Etc.); Bakery (Dough Mixer, Proofer Ovens, Doughnut Fryer, Etc.); Butchery (Meat Slicer, Mincer, Vacuum Sealer, Etc.); Fruit & Veg (Heat Wrap, Juice Extraction Machine, Prep Tables, Etc.); Office Equipment, Lot Assorted Stock (please note all offers for stock are provisional. All offers will be adjusted accordingly as trading is ceasing on 31 August, 2023.

R30 000.00 refundable registration deposit payable.

Buyer's commission payable.

Viewing : Thursday 14, Friday 15, Monday 18 September, 2023 from 09:00-15:00 and Tuesday 19 September, 2023 from 09:00-11:30

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Bukabopa Holdings (Pty) Ltd (In Business Rescue)**  
**(Master's Reference: )**

AUCTION NOTICE

**2023-09-23, 11:00, Plot 67 of Farm 412-JR, Cloudy Road, Bapsfontein (Ptn 67 of the farm Elandsfontein No 412, JR (measuring 211.8884 hectares)**

Entire contents of engineering factory and property to be sold individually

Large heavy industrial engineering and manufacturing facility, residential dwellings, housing for factory employees, helicopter hanger and helipad, 110 hectares dry-land irrigation, warehouses and weighbridge. Machinery, Plant & Equipment, vehicles.

R30 000.00 refundable registration deposit payable.

Buyer's commission payable.

Viewing : Thursday 14, Friday 15, Monday 18 September, 2023 from 09:00-15:00 and Tuesday 19 September, 2023 from 09:00-11:30

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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Buyer's commission payable.

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**Park Village Auctions  
Barnlab (Pty) Ltd (In Liquidation)  
(Master's Reference: G919/2022)**

Timed Online Auction & Onsite Auctions

**2023-09-21, 10:00, 5 Industria Stgreet, Vryburg; 1 Van Riebeeck Avenue, Riversonderend & Portion 10 of the Farm Panfontein, Vischgat Road, Vereeniging**

Plant, Machinery, Equipment, Factory Consumables, Office Furniture and properties in Vryburg, Riversonderend & Vereeniging.

Auction 1 - Plant, machinery & Equipment

Timed Online auction commencing at 10:00am on Thursday 21 September, 2023  
Closing at 12:00noon on Thursday 28 September, 2023

Auction 2 - Property situated at 5 Industria Street, Vryburg

Onsite auction commencing at 12:00 noon on Tuesday 3 October, 2023

Auction 3 - Property situated at 1 Van Riebeeck Avenue, Riversonderend

Onsite auction commencing at 12:00 noon on Wednesday 4 October, 2023

Auction 4 - Property situated at Portion 10 of the Farm Panfonteinm Vischgat Road, Vereeniging

Onsite auction commencing at 11:00am on Thursday 5 October, 2023

R50 000.00 refundable registration deposit payable.

Buyer's commission payable.

Viewing : Thursday 21, Friday 22, Tuesday 26 & Wednesday 27 September, 2023 from 09:00-15:00

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions  
Barnlab (Pty) Ltd (In Liquidation)  
(Master's Reference: G919/2022)**

Timed Online Auction & Onsite Auctions

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**Park Village Auctions  
Barnlab (Pty) Ltd (In Liquidation)  
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Timed Online auction commencing at 10:00am on Thursday 21 September, 2023  
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Onsite auction commencing at 11:00am on Thursday 5 October, 2023

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Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**BSL SERVICES  
Performance Through Science Coaching (Pty) Ltd: T876/2021; Boshoff Brands (Pty) Ltd: T1761/2021  
(Master's Reference: )  
AUCTION NOTICE**

**2022-05-03, 08:00, Plot 164, Sefako Makgatho Dr, Kameeldrift East, Pretoria**

Butchery equipment including fridges, band saws, stainless steel worktables, steel shelves, cement mixer, office furniture, conference tables, single & double door display fridges, school desks & chairs, computer equipment, lights, examination beds, M/Benz C230, BMW X3, Hyundai H1 minibus, Mitsubishi Colt, Toyota Land Cruiser 100 GX, John Deere & Landini tractors Toyota Fortuner 3.0 D-4D & more!!

Reg. Fee.R10 000.00 10% Com + VAT applicable.

A Du Toit, A Du Toit. Tel: 079 877 7998. Fax: 0865564233. Web: -. Email: [bslservice.moveables@gmail.com](mailto:bslservice.moveables@gmail.com). Ref: -

**Sheriff of the High Court Pretoria East  
The Road Accident Fund  
(Master's Reference: multiples)  
2023-10-03, 12:00, 38 Ida Street, Menlo Park**

HIGH COURT OF SOUTH AFRICA  
GAUTENG DIVISION, PRETORIA

Plaintiffs:

CEE VAN ROOYEN (BOSCH) 222 353.40 CASE NO: 6394/2011

LJ BOTHA OBO MINORS R 11 035.99 CASE NO: 44528/2017

Road Accident Fund

Defendant

NOTICE OF SALE: MOVABLE ASSETS

IN PURSUANCE of a JUDGMENT of the abovementioned Court and a Writ for Execution the following property will be sold in execution on the 03 October 2023 at 12h00 at 38 Ida Street, Menlo Park, by the Sheriff of the High Court Pretoria East to the highest bidder:

1	Ottoman	4	Trolley	1	TV	1	Overhead Projector	2	First
aid boxes	2	Paper Shredder							
1	Megafone	2	Speaker	1	Generators small	10	Microwave Oven	2	
Garden chairs (concrete)	10	Bar Fridge	9	Coat Hanger	1	Fridge	6		
Room dividers/ wall partitions	6	Leather chairs (Conference)							
5	Fan	1	Coffee Table	70	Table Dividers	2	Conference Tables small	3	
Cement Garden Table									
110	Plastic chairs	5	Easy Chairs	2	Cement Garden Benches	100			
Office Chairs	1	4 Piece couch							
1	Portable Airconditioner	2	1 Piece Couch	1	Water fountain	15			
White tables									
1	Stretcher	3	2-Piece Couches	8	Garden chairs (steel)	12			
Lockers	5	Ashtrays (steel)	70	Desks - b					
3	Credenza	2	Round Tables	40	Cabinets 4 drawers	4			
White board	15	Display cabinets	1						

Stanza Bopape/Street 813, Arcadia, Pretoria. Tel: (012) 342 7240/1/4. Web: -. Email: -.Ref: -

**Van's Auctioneers**

**Mohogany Consultation CC In Liquidation, Registration number: 2004/011880/23**

**(Master's Reference: G429/2022)**

OFFICE BUILDING, VAALPARK X 2 (NEAR SASOLBURG). ONLINE LIQUIDATION AUCTION

**2023-09-26, 12:00, ONLINE BIDDING: 12:00, 26-27 SEPTEMBER 2023. BID AND REGISTER:**

**[www.vansauctions.co.za](http://www.vansauctions.co.za) AUCTION OF: 51 ROGGEVELD STREET, VAALPARK X 2 (NEAR SASOLBURG)**

Extent: ± 788 m<sup>2</sup>

Zoning: Special business

Improvements: (220.15m<sup>2</sup>)

Gross let-able area: 123.66 m<sup>2</sup>

Nett annual income potential: ± R91,934

Ground floor:

Entrance, reception & filing area

3 enclosed offices

Kitchen & ablution

First floor:

Entrance, reception & filing area

3 enclosed offices

Kitchen & ablution

Balcony

Both floors are serviced by an entrance and staircase on the side of the building & storage space under the stairs.

**AUCTIONEER'S NOTE:**

This is a modern building with good improvements and Ideal for investors or business owners!

R50,000 registration fee, 10% deposit plus commission: Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria.  
Tel 086 111 8267 | Auctioneer: Anton Shand

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.  
Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska.

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**VENDOR AUCTIONEERS  
VREDENBURG TRUST**

**(Master's Reference: T1839/2022)**

INSOLVENT ESTATE: ONLINE AUCTION

**2023-09-27, 11:00, ONLINE AUCTION: [WWW.VENDOR.CO.ZA](http://WWW.VENDOR.CO.ZA)**

10 X BACHELOR UNITS TO BE SOLD ON ONLINE AUCTION  
(TO BE SOLD IN SEPARATE LOTS)

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: 15276

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**VENDOR AUCTIONEERS  
INSOLVENT ESTATE: AJ & NM VAN LOGGENBERG  
(Master's Reference: T378/23)**

ON-SITE AUCTION

**2023-09-19, 11:00, 24 POOLE STREET, DAN PIENAARVILLE, KRUGERSDORP**

3 BEDROOM FAMILY HOME

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: 15377.

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**VENDOR AUCTIONEERS  
INSOLVENT ESTATE: AJ & NM VAN LOGGENBERG  
(Master's Reference: T378/23)**

ON-SITE AUCTION

**2023-09-19, 11:00, 24 POOLE STREET, DAN PIENAARVILLE, KRUGERSDORP**

3 BEDROOM FAMILY HOME

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: 15377

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**Eli Ströh Auctioneers  
Biz Afrika 1581 (Pty) Ltd and Boetmag (Pty) Ltd  
(Master's Reference: 2001/027492/07)**

AUCTION SALE OF A PEACH FARM WITH PACKING FACILITIES AND EXPORT OPPORTUNITIES  
**2023-09-28, 11:00, PORTION 6 OF THE FARM WATERVAL 190, MODIMOLLE (NYLSTROOM)**

PROPERTIES:

Lot 1: Portion 4 (RE) of the farm Waterval 190, Registration Division KR, Modimolle-Mookgophong Local Municipality, Limpopo

Measuring: 164.1444 ha

DESCRIPTION:

PERENNIAL FRUIT (PEACHES): ±9ha Nett irrigation land, ±7ha Peach under micro irrigation, Pumphouse, 5 x Equipped boreholes, Eskom Power, 2 x Residential dwellings, Staff accommodation (x40), 2 x Reservoirs, ±150ha Mountainous grazing

Lot 2: Portion 6 of the farm Waterval 190, Registration Division KR, Modimolle-Mookgophong Local Municipality, Limpopo

Measuring: 158.7351 ha, Portion 15 of the farm Waterval 190, Registration Division KR, Modimolle-Mookgophong Local Municipality, Limpopo, Measuring: 21.4133 ha, Portion 30 of the farm Waterval 190, Registration Division KR, Modimolle-Mookgophong Local Municipality, Limpopo, Measuring: 35.2483 ha - Total hectares: 215.3967

DESCRIPTION: ±2000m<sup>2</sup> Packaging facility with cold rooms, 2 x Cement/Iron dams, 1 x Ground dam reservoir, 2 x Ground dams (built in river - perennial), 4 x Equipped boreholes (452 358m<sup>3</sup>), Registered water rights (±50ha), Eskom Power, Residential dwelling, Flatlet, Workshop/Outbuildings, ±2.5ha Netted land, ±32ha Peaches (different varieties), 55KW Pump

Lot 3: Properties sold as one: Lot 1 and 2 sold as one - Total hectares: 379.5411

LOCATION: Property is located ±35 km north of Modimolle/Nylstroom on the R33. On the way to Vaalwater. Auction arrows will be erected.

AUCTIONEERS NOTE: This is a good opportunity to acquire a well-developed peach farm with abundance of water and easy access in the Waterberg area. All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers or visit our webpage.

CONDITIONS OF SALE: 10% (TEN PERCENT) deposit and 7.5% auctioneers commission for each property on day of the auction and the balance to be paid by EFT or acceptable guarantees to be delivered within 45 (FORTY-FIVE) days after date of confirmation, confirmation within 14 (FOURTEEN) days after date of sale. The rules of auction and sale conditions will be read out prior to the sale, terms and conditions available on request or on our website. All potential buyers to

register before the auction and proof of identity and residential address are required. We reserve the right to cancel the auction without notice.

Stephen van der Spek, Platinum Place, 2 Watermelon Street, Platinum Park, Bendor, Polokwane, Limpopo. Tel: (015) 287 - 3300. Fax: (086) 691 - 7845. Web: [www.elistroh.co.za](http://www.elistroh.co.za). Email: [auctions@elistroh.co.za](mailto:auctions@elistroh.co.za). Ref: -

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**Omniland Auctioneers (Pty) Ltd**  
**Estate Late: Mbuyiselo Melvin Ramncwana**  
**(Master's Reference: 1005/2015)**

AUCTION NOTICE  
**2023-09-19, 11:00, Stand 18234 East London**

31 Camden Road, Sunny Ridge, East London: 997m<sup>2</sup> Kitchen, laundry, lounge, dining room, TV-lounge, 3x bedrooms, 2x bathroom, dbl garage, & SQ. 10% Deposit & 6.9% comm with fall of the hammer. Ratification within 21days. Guarantees within 30days.

Roderick Roets, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Web: [www.omniland.co.za](http://www.omniland.co.za). Email: [info@omniland.co.za](mailto:info@omniland.co.za). Ref: -

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**In2Assets Properties Pty Ltd**  
**Mr Fertilizer (PTY) LTD (In Business Rescue)**  
**(Master's Reference: )**

AUCTION NOTICE  
**2023-09-21, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

BUSINESS RESCUE: Ideal Cash & Carry Warehouse. 698 Main Street, Gingindlovu, Erf 20 & Erf 698 Gingindlovu

Site Extent: ± 9 238 m<sup>2</sup> | Prime location opposite Taxi Rank | Vacant occupation | Massive trading position | High quality building | Two road frontages | Receiving area to the rear | Retail tenants

This industrial property, located along the busy Main Street in Gingindlovu, offers unparalleled access to the towns commuters as it is located directly adjacent to the busy taxi rank. The property offers an ideal trading position for all Cash & Carry and other retail operations.

The property would also support use as an industrial facility. The property is unique in that it stretches across two roads and offers access from the front or the rear with loading and receiving facilities to the rear of the property. The property is a high quality structure.

Additionally the property is currently partially tenanted with a number of retail tenants occupying a separate section at the front of the property. These tenants pay roughly R40k per month in rental income currently.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Luke Hearn, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Tel: 0861 444 769. Web: [www.in2assets.com](http://www.in2assets.com). Email: [vbaskali@in2assets.com](mailto:vbaskali@in2assets.com). Ref: -

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**In2Assets Properties Pty Ltd**  
**PRETTY LADY WHOLESALERS (PTY) LTD (In Liquidation)**  
**(Master's Reference: D73/2023)**

**AUCTION NOTICE**

**2023-09-21, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

LIQUIDATION SALE: Mini Factory In Secure Business Park. Section 6 (Door 14) SS Cornubia Cube, 27 Crassula Road, Cornubia

Pretty Lady Wholesalers (Pty) Ltd (In Liquidation) | Master's Reference No. D73/2023 | Extent: ± 642 m<sup>2</sup> | Roller shutter door access | Double volume height | 2 Levels of offices | Allocated parking bays | Ablutions and kitchenette

This High-End Mini Factory unit is situated within the sectional title complex known as Cornubia Cube. This park is located on Crassula Road within the Cornubia Industrial & Business Estate. The estate has been planned as an environmentally friendly and eco-sensitive light industrial development. This unit is located close to the entrance / exit gate of Cornubia Cube, with a communal concreted driveway circumnavigating the units. Allocated parking bays are available directly in front of the unit. The warehouse / factory offer a clear span double volume area with roller shutter door access from the driveway into the warehouse.

Pedestrian access to the office section is also from the driveway which leads into a generous reception area with offices and ablutions on the ground level, as well as an upstairs office component with a kitchen and ablutions.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Muhammad Ali, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Tel: 0861 444 769. Web: [www.in2assets.com](http://www.in2assets.com). Email: [vbaskali@in2assets.com](mailto:vbaskali@in2assets.com). Ref: -

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**BSL SERVICES**

**Performance Through Science Coaching (Pty) Ltd: T876/2021; Boshoff Brands (Pty) Ltd: T1761/2021**  
**(Master's Reference: )**

**AUCTION NOTICE**

**2022-05-03, 08:00, Plot 164, Sefako Makgatho Dr, Kameeldrift East, Pretoria**

Butchery equipment including fridges, band saws, stainless steel worktables, steel shelves, cement mixer, office furniture, conference tables, single & double door display fridges, school desks & chairs, computer equipment, lights, examination beds, M/Benz C230, BMW X3, Hyundai H1 minibus, Mitsubishi Colt, Toyota Land Cruiser 100 GX, John Deere & Landini tractors Toyota Fortuner 3.0 D-4D & more!!

Reg. Fee.R10 000.00 10% Com + VAT applicable.

A Du Toit, A Du Toit. Tel: 079 877 7998. Fax: 0865564233. Web: -. Email: [bslservice.moveables@gmail.com](mailto:bslservice.moveables@gmail.com). Ref: -

**Park Village Auctions**  
**Boitshoko Properties and Investments (pty) Ltd (in liquidation)**  
**(Master's Reference: G549/2023)**

**AUCTION NOTICE**

**2023-09-19, 12:00, Numbers 104 & 107 Soetdoring Crescent situated in the Vaal De Grace Golf Estate, Parys (Portion 104 of the Farm "Eiland 13" No. 502, IQ - measuring 849 square metres) (Portion 107 of the Farm "Eiland 13" No. 502, IQ - measuring 918 square metres)**

2 Double Storey Residential dwellings comprising 4 en-suite bedrooms, lounge, dining room, kitchen, double garage and swimming pool

R25 000.00 refundable registration deposit payable.

15% deposit on the fall of the hammer and the balance within 30 days of confirmation.

Buyer's commission payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Fontana Holdings (Pty) Ltd (in liquidation)**  
**(Master's Reference: G199/2023)**

**Timed Online Auction**

**2023-09-14, 10:00, Hereford Road, Stoneridge Shopping Centre, Greenstone, Edenvale**

Timed Online auction commencing at 10:00am on Thursday 14 September, 2023

Closing at 12:00noon on Tuesday 19 September, 2023

Entire contents of the Stoneridge Supermarket

Shop Front (Counters, Trolleys, Etc.); Shop Floor (Assorted Shelving, Fridges, Freezers, Warmers, Etc.); Hot Meal Replacement (Gas Stoves, Deep Fryer, Cold Meat Slicer, Macadams Oven, Etc.); Bakery (Dough Mixer, Proofer Ovens, Doughnut Fryer, Etc.); Butchery (Meat Slicer, Mincer, Vacuum Sealer, Etc.); Fruit & Veg (Heat Wrap, Juice Extraction Machine, Prep Tables, Etc.); Office Equipment, Lot Assorted Stock (please note all offers for stock are provisional. All offers will be adjusted accordingly as trading is ceasing on 31 August, 2023.

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Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Bukabopa Holdings (Pty) Ltd (In Business Rescue)**  
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Machinery, Plant & Equipment, vehicles.

R30 000.00 refundable registration deposit payable.

Buyer's commission payable.



Viewing : Thursday 14, Friday 15, Monday 18 September, 2023 from 09:00-15:00 and Tuesday 19 September, 2023 from 09:00-11:30

Debbie , Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

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**Park Village Auctions**  
**Barnlab (Pty) Ltd (In Liquidation)**  
**(Master's Reference: G919/2022)**

Timed Online Auction & Onsite Auctions

**2023-09-21, 10:00, 5 Industria Stgreet, Vryburg; 1 Van Riebeeck Avenue, Riversonderend & Portion 10 of the Farm Panfontein, Vischgat Road, Vereeniging**

Plant, Machinery, Equipment, Factory Consumables, Office Furniture and properties in Vryburg, Riversonderend & Vereeniging.

Auction 1 - Plant, machinery & Equipment

Timed Online auction commencing at 10:00am on Thursday 21 September, 2023

Closing at 12:00noon on Thursday 28 September, 2023

Auction 2 - Property situated at 5 Industria Street, Vryburg

Onsite auction commencing at 12:00 noon on Tuesday 3 October, 2023

Auction 3 - Property situated at 1 Van Riebeeck Avenue, Riversonderend

Onsite auction commencing at 12:00 noon on Wednesday 4 October, 2023

Auction 4 - Property situated at Portion 10 of the Farm Panfonteinm Vischgat Road, Vereeniging

Onsite auction commencing at 11:00am on Thursday 5 October, 2023

R50 000.00 refundable registration deposit payable.

Buyer's commission payable.

Viewing : Thursday 21, Friday 22, Tuesday 26 & Wednesday 27 September, 2023 from 09:00-15:00

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).Ref: -

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**BSL SERVICES**

**Superfecta Trading 784 CC T/A Superfecta Foods (I/L): G154/2023; The Image Profile CC (I/L): G200/2023**  
**(Master's Reference: )**

**AUCTION NOTICE**

**2023-09-14, 08:00, Location of items: 22 Mill Road, Boltonia, Krugersdorp**

Online auction of properties, cold meat processing plant equipment & machinery. On auction 3 adjacent industrial properties & cold rooms, 10 000lt JoJo tanks, Detroit compressors, cold storage & freezer units, large ammonia plant, smokers, cookers, office furniture & more. Auction begins 14 September 2023 @ 08:00 and ends on 19 September 2023 @ 11:00. Viewing from 11 - 15 September 2023 from 08:00 - 15:00. Contact Conrad on 082 822 0437 for more information or visit the website: [www.bidderschoice.co.za](http://www.bidderschoice.co.za). Reg. Fee.R10 000.00 10% Com + VAT applicable.

A Du Toit, Plot 164, R513 (Cullinan Road), Kameeldrift East, Pretoria. Tel: 079 877 7998. Fax: 0865564233. Web: [www.bidderschoice.co.za](http://www.bidderschoice.co.za). Email: [bslservice.moveables@gmail.com](mailto:bslservice.moveables@gmail.com). Ref: -

**WH AUCTIONEERS PROPERTIES PTY LTD****INSOLVENT ESTATE EM & RC MALEKA****(Master's Reference: T001209/2020)****INSOLVENT ESTATE AUCTION | 3 BEDROOM, 1 BATHROOM APARTMENT | MUCKLENEUK, PRETORIA  
2023-09-28, 13:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)****3 BEDROOM, 1 BATHROOM APARTMENT |  
UNIT SIZE: 81m<sup>2</sup>, SINGLE GARAGE  
ELSIE JOUBERT FLATS | MUCKLENEUK, PRETORIA**Unit Size: 81m<sup>2</sup>

Auction Date: Thursday, 28 September 2023

Auction Time: 13H00

Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Address: 175 Loveday Street, Muckleneuk, Gauteng

Contact Person: Tshepo Tlhabanelo • 079 157 5111 • [Tshepot@wh.co.za](mailto:Tshepot@wh.co.za)

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za). Ref: INSOLVENT ESTATE EM & RC MALEKA - MASTER'S REFERENCE T001209/2020

**WH AUCTIONEERS PROPERTIES PTY LTD  
INSOLVENT ESTATE OF THABO LAWRENCE MATJI****(Master's Reference: G20093/2014)****INSOLVENT ESTATE AUCTION | 2 BEDROOM, 1 BATHROOM TOWNHOUSE | VORNA VALLEY  
2023-09-27, 12:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)****2 BEDROOM, 1 BATHROOM TOWNHOUSE  
UNIT SIZE: 89, UNIT 60, VILLA MONTEGO COMPLEX | VORNA VALLEY**Unit Size: 89m<sup>2</sup>

Auction Date: Wednesday, 27 September 2023

Auction Time: 12H00

Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Address: ERF 2093 Vorna Valley | Midrand

Contact Person: Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)Virtual Walk Through: <https://youtu.be/rtV0NJICAq0>

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za). Ref: INSOLVENT ESTATE OF THABO LAWRENCE MATJI - MASTERS REF NO: G20093/2014.

**WH AUCTIONEERS PROPERTIES PTY LTD****Estate Late OF H.L.B. BOSMAN****(Master's Reference: 013552/2023)****DECEASED ESTATE AUCTION | 3 BEDROOM, 2 BATHROOM, SECTIONAL TITLE | MONTANA PARK, PTA  
2023-09-20, 12:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)****3 BEDROOM, 2 BATHROOM - DOUBLE STORY  
SECTIONAL TITLE | FIXER UPPER WITH LOADS OF POTENTIAL | MONTANA PARK, PTA**Unit Size: 222m<sup>2</sup>

Auction Date: Wednesday, 20 September 2023

Auction Time: 12H00

Auction Venue: Onsite

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price  
Address: ERF 59 Montana Park | 61 Kreef Crescent, Montana Park, Pretoria  
Contact Person: Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)  
Virtual Walk Through: <https://youtu.be/Fgapkav2XeY>

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za). Ref: ESTATE LATE OF H.L.B. BOSMAN: ESTATE NUMBER 013552/2023.

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**WH AUCTIONEERS PROPERTIES PTY LTD  
INSOLVENT ESTATE MA ISMAIL  
(Master's Reference: L01/2021)**

**INSOLVENT ESTATE AUCTION | 4 X 3 BEDROOM 2 BATHROOM TOWNHOUSES | MODIMOLLE, LIMPOPO  
2023-09-28, 11:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

4 X 3 BEDROOM 2 BATHROOM TOWNHOUSES –  
UNIT SIZES: 260M2 - 326M2, SINGLE GARAGE PER UNIT | LAND SIZE: ± 1 160M2 | MODIMOLLE,  
LIMPOPO

Land Size: 1160m<sup>2</sup>  
Auction Date: Thursday , 28 September 2023  
Auction Time: 11H00  
Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)  
Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)  
Buyer's Premium: 5% (Excl. VAT) of the hammer price  
Address: Ptn 5, 6, 7, 8 of Erf 229, Nylstroom , 5 Venter Street, Nylstroom  
Contact Person: Tshepo Tlhabanelo • 079 157 5111 • [Tshepot@wh.co.za](mailto:Tshepot@wh.co.za)

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za). Ref: INSOLVENT ESTATE MA ISMAIL, MASTER'S REF: L01/2021

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**Barco Auctioneers  
ISTOFUSION (PTY) LTD.  
(Master's Reference: G595/2023)  
LIQUIDATION AUCTION**

**2023-09-18, 10:00, 13-41 VERSAILLES LOWER STREET, WELLINGTON, 7654, WESTERN CAPE**

Duly instructed by the Liquidator and Trustees, in the Liquidation Estate, we will sell the following movable assets on a no reserve Online auction.

ISTOFUSION (PTY)LTD. - REG NO. 2017/315833/07 VAT NO. 40580284372

Terms: R7000 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: ISTOFUSION (PTY) LTD.

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