



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

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November

No. 49761

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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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.gov.za)

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

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

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

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

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

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

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

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 2029/2021

Docex: DOCEX 52, GQEBERHA

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

In the matter between: **Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Johannes Lambertus Venter N.O. - 1st Defendant; Manessa Strydom N.O. - 2nd Defendant; Duane Roulstone N.O. - 3rd Defendant; Johannes Lambertus Venter - 4th Defendant and Alta Venter - 5th Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 11:00, Magistrates Court, Pascoe Crescent, Port Alfred**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R100 000.00, to the highest bidder on 8TH day of December 2023 at 11:00 at the Magistrates Court, Pascoe Crescent, Port Alfred. ERF 5745 PORT ALFRED IN THE AREA OF NDLAMBE MUNICIPALITY DIVISION OF BATHURST EASTERN CAPE PROVINCE, in extent 991 SQUARE METRES Situated at 54 Umdoni Downs Estate, Waterberry Way, Port Alfred Held under Deed of Transfer No. T29785/2006 The Conditions of Sale will be read prior to the sale and may be inspected at the Magistrates Court, Pascoe Crescent, Port Alfred. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R400 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: Vacant plot.

Dated at Gqeberha, 2023-10-17.

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/FIR152/1109.

Case No: 2271/2022

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 DANFRED MARIUS FORTUIN (ID NUMBER: 850710 5185 082) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-12-13, 11:00, 366 STATEWAY, DOORN WELKOM**

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): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG40221.

**Case No: 35824/2021**

**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 THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR**

NOTICE OF SALE IN EXECUTION

**2023-12-13, 10:00, 19 POLLOCK STREET, RANDFONTEIN**

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 R100 000.00, will be held by the Sheriff, RANDFONTEIN, at 19 POLLOCK STREET, RANDFONTEIN on WEDNESDAY the 13TH DECEMBER 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, RANDFONTEIN during office hours: ERF 5102 MOHLAKENG EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 252 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T12781/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: RANDFONTEIN. ALSO KNOWN AS: 5102 MOSIANE CRESCENT, MOHLAKENG EXT 3, RANDFONTEIN, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 Bedroom house under galvanized iron roof with 1 bathroom, 1 dining room, 1 lounge, 1 garage, 1 kitchen and brick fencing. 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) All bidders are required to pay R25,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF RANDFONTEIN'S OFFICE, 19 POLLOCK STREET, RANDFONTEIN. TELEPHONE NUMBER: (010) 534-9351.

Dated at PRETORIA, 2023-11-15.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39990.

**Case No: 20570/2019v**  
**Docex: Docex 7, Port Elizabeth**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and  
KHULEKANI VINCENT NGUBANE, DEFENDANT**

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

**2023-12-05, 10:00, Shop No.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In pursuance of a judgment dated 4th February 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Sheriff Johannesburg South, with Auctioneers J.A. Thomas and/ P. Ora and/or A Jegels, on Tuesday, 05th DECEMBER at 10:00 at Shop No.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview by public auction and with a reserve price of the property set at R 701 586.09:

ERF 617 FOREST HILL TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4064/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED situated at CNR OF 15 CLUB STREET & KOLL STREET, FOREST HILL, GAUTENG in the Magisterial District of Johannesburg Central.

Description of Property: a house consisting of 3 Bedrooms, 2 Bathrooms, a Kitchen, Dining room, Lounge and a Cottage with 1 Bedroom, 1 Bathroom, Living room, Kitchen, and Patio. The description of the property is not guaranteed or warranted.

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

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

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

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

a) Directive of the Consumer Protection Act 68 of 2008  
(<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 Condition: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at GQEBERHA, 2023-11-15.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile. Attorney Acct: STA269/0333.

**Case No: 0953/2022**  
**Docex: Docex 7, Port Elizabeth**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and  
KELEBOGILE ROSELINE MONAGENG, DEFENDANT**

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

**2023-12-01, 10:00, P & L Building, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park**

In pursuance of a judgment dated 3 May 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Vanderbijl Park Sheriff or the Deputy on duty, on Wednesday 1st December 2023 at 10:00 at P & L Building, Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park by public auction and with a reserve in the amount of R805,444.20;

A Unit Consist of - Portion 251 of Erf 540 Vanderbijl Park Central East No. 3 Township, Registration Division I.Q, Province of Gauteng, measuring 181 (One Hundred and Eighty-One) square metres, held by deed of

Transfer number T33/2021, subject to the conditions therein contained. Which property is situated at 502 Miami Sand Street, Vanderbijl Park CE3, Vanderbijl Park Central East No. 3.

Description of Property: Double Storey, Lounge, 1 Bathroom, 1 Toilet. The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction are available 24 hours will be read prior to the sale and may be inspected at the Sheriff's abovementioned offices.

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) Fica - legislation i.r.o. proof of identity and address particulars
  - c) Payment of a Registration Fee of R10,000.00 in cash or eft
  - d) Registration Condition.
  - e) The Auctioneer will be Mr P Ora
- Dated at GQEBERHA, 2023-11-15.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile. Attorney Acct: STA269/0928.

**Case No: 1236/2021**

**Docex: Docex 7, Port Elizabeth**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and JUSTICE LEMOGANG MASEGE, DEFENDANT**

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

**2023-12-06, 10:00, 74 Sadc Street, Middelburg**

In pursuance of a judgment dated 22 August 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Middelburg, on Wednesday 06 December 2023 at 10:00 at 74 Sadc Street, Middelburg with a court set reserve of R553,844.43.

Portion 233 (a Portion of Portion 28) of Erf 5629 Mhluzi Extention 2 Township, Registration Division J.S.,

Province of Mphumalanga in the Steve Tshwete Local Municipality Measuring 357m<sup>2</sup>(Three Hundred and Fifty-Seven) Square Metres Held by Deed of Transfer Number: T467/2019, Situated at: STAND 2629/233, MHLUZI EXTENSION 2, MIDDELBURG, 1055

Zoning: Residential

Improvements: free hold property consisting of 4 Bedrooms, 2 Bathrooms, Kitchen, Dining room, lounge, and a garage. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R40,000.00 eft/card.
- d) Registration Condition.

Dated at GQEBERHA, 2023-11-15.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth.  
Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile. Attorney Acct: STA269/0764.

**Case No: 1681/2022**

**Docex: Docex 7, Port Elizabeth**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and DANIEL  
KGOTE SEHUNOE, DEFENDANT**

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, 232 Beyers Naude drive, Rustenburg**

In pursuance of a judgment dated 10 November 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Rustenburg, at Sheriff's office 232 Beyers Naude drive Rustenburg on Friday 8 December 2023 at 10:00, by public auction and with a reserve in the amount of R600,000.00:

ERF 1195 TLHABANE WES TOWNSHIP, REGISTRATION DIVISION J.Q., PROVINCE OF NORTH-WEST, MEASURING 348 (THREE HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T63631/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated at 18 - 17th Avenue, Tlhabane West, Rustenburg, in the Magisterial District of Marikana Periodical court.

Description of Property: Single storey brick and plaster dwelling free standing residence under a tiled roof consisting of 3 bedrooms, 1 bathroom, 1 kitchen, 1 lounge, 1 garage, and the property is enclosed with brick walls. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R25,000.00 via eft
- d) Registration Condition.

Dated at GQEBERHA, 2023-11-15.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth.  
Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile. Attorney Acct: STA269/1021.

Case No: 19386/2021

Docex: 7, PORT ELIZABETH

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DEAN WATSON N.O, First Defendant, KATHLEEN WATSON, Second Defendant and DEAN WATSON, Third Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgment dated 24 October 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Johannesburg West, at Sheriff's office 139 Beyers Naude Drive, Franklin Roosevelt Park on Tuesday 12 December 2023 at 10:00, by public auction and with a reserve in the amount of R632, 296.50:

ERF 388 SUIDEROORD TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 635 (SIX HUNDRED AND THIRTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER T047092/2007, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED therein situated at 18 Maritz Street, Suideroord, Johannesburg, in the Magisterial District of Johannesburg Magistrate's Court.

Description of Property: Single storey brick and plaster dwelling free standing residence under a tiled roof consisting of estimate 3 bedrooms, 2 bathroom, 1 kitchen, 1 lounge, 1 dining room, with an outbuilding (double garage) and a carport and the property is enclosed with brick walls. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R30,000.00 via eft
- d) Registration Condition.

Dated at GQEBERHA, 2023-11-15v

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct; STA304/0007.

Case No: 3750/2022

Docex: 7, PORT ELIZABETH

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DAVID BENJAMIN STRYDOM, First Defendant, DANIEL BENJAMIN STRYDOM, Second Defendant, JOHAN COENRAAD STRYDOM, Third Defendant, STRYDOM LANDGOED EN ERBEN PLASE, Fourth Defendant, DAVID BENJAMIN STRYDOM N.O., Fifth Defendant, DANIEL BENJAMIN STRYDOM N.O., Sixth Defendant, JOHAN COENRAAD STRYDOM N.O, Seventh Defendant, DANIEL BENJAMIN STRYDOM N.O., Eighth Defendant and JOHAN COENRAAD STRYDOM N.O., Ninth Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 2023-12-07, Magistrate Court Uniondale, Voortrekker Street, Uniondale**

In pursuance of a judgment dated 23rd day of May 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Humansdorp & Hankey, on Thursday 07 December 2023 at 13:00 at Magistrate Court Uniondale, Voortrekker Street, Uniondale with no reserve.

- 1. Portion 7 of the Farm Groot Rivierdrif Number 227,  
In the George Municipality, Division of Uniondale

- Province Western Cape Measuring 311,4168 (Three Hundred and Eleven Comma Four One Six Eight) Hectares. Held by Deed of Transfer Number: T53893/2009  
Situate at: FARM GROOTRIVIER DRIFT, MISGUND, 6440  
AND
2. Portion 4 of the Farm Groot Rivierdrif Number 227,  
In the George Municipality, Division of Uniondale  
Province Western Cape Measuring 18,3403 (Eighteen Comma Three Four Zero Three) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM GROOTRIVIER DRIFT, MISGUND, 6440  
AND
3. Portion 9 (a Portion of Portion 2) of the Farm Welgelegen Number 230,  
In the George Municipality, Division of Uniondale, Province Western Cape  
Measuring 37,6305 (Thirty-Seven Comma Six Three Zero Five) Hectares  
Held by Deed of Transfer Number: T13792/2002.  
Situate at: FARM WELGELEGEN 230, UNIONDALE  
AND
4. Portion 2 of the Farm Witte Berg East Number 226,  
In the George Municipality, Division of Uniondale  
Province Western Cape Measuring 310,0646 (Three Hundred and Ten Comma Zero Six Four Six) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM WITTE BERG EAST 226, UNIONDALE  
AND
5. Remainder of Portion 2 of the Farm Lange Fontein Number 221,  
In the George Municipality, Division of Uniondale  
Province Western Cape Measuring 15,5734 (Fifteen Comma Five Seven Three Four) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM LANGE FONTEIN 221, UNIONDALE  
AND
6. Portion 5 of the Farm Groot Rivierdrif Number 227,  
In the George Municipality, Division of Uniondale  
Province Western Cape Measuring 16,7996 (Sixteen Comma Seven Nine Nine Six) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM GROOT RIVIERDRIF 227, UNIONDALE  
AND
7. Remainder of the Farm Langefontein Number 224,  
In the George Municipality, Division of Uniondale  
Province Western Cape Measuring 35,5380 (Thirty-Five Comma Five Three Eight Zero) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM LANGEFONTEIN 224, UNIONDALE  
AND
8. Remainder of Portion 1 of the Farm Langefontein Number 220,  
In the George Municipality, Division of Uniondale  
Province Western Cape. Measuring 14,5125 (Fourteen Comma Five One Two Five) Hectares. Held by Deed of Transfer Number: T13792/2002  
Situate at: FARM LANGEFONTEIN 220, UNIONDALE  
AND
9. Portion 8 of the Farm Groot Rivierdrif Number 227,  
In the George Municipality, Division of Uniondale Province Western Cape Measuring 301,8709 (Three Hundred and One Comma Eight Seven Zero Nine) Hectares.  
Held by Deed of Transfer Number: T55845/2012  
Situate at: FARM GROOTRIVIER DRIFT, MISGUND, 6440  
AND

2. Portion 4 (a Portion of Portion 1) (Frisgewaag) of the Farm Witteberg West Number 159, In the George Municipality, Division of Uniondale, Province Western Cape

Measuring 737,5993 (Seven Hundred and Eleven Comma Five Nine Nine Three)

Hectares. Held by Deed of Transfer Number: T55845/2012

Situate at: FARM WITTE BERG WEST 159, UNIONDALE

Zoning: Farm

Improvements: Are available at the Sheriff's Office of Humansdorp & Hankey at 21 Saffery Street, Humansdorp, 6300 for viewing. The description of the property is not guaranteed or warranted.

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

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

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

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

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

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

d) Registration Condition.

Dated at GQEBERHA, 2023-11-15.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 18 Castle Hill, Central, Port Elizabeth. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA212/0097.

**Case No: 22239/2018**

**Docex: 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 VIWE GXASHE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-11, 09:00, THE SHERIFF'S OFFICE, MITCHELL'S PLAIN NORTH: 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS, MITCHELL'S PLAIN**

In pursuance of a judgment granted by this Honourable Court on 22 JUNE 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R302 000.00, by the Sheriff of the High Court MITCHELL'S PLAIN NORTH, to the highest bidder.

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

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

ERF 8111 WELTEVREDEN VALLEY

IN THE CITY OF CAPE TOWN

CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 191 (ONE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T104060/2004

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 32 SUFFOLK AVENUE, RONDEVLEI PARK, MITCHELLS PLAIN, WESTERN CAPE)

MAGISTERIAL DISTRICT: MITCHELLS PLAIN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BRICK WALLS, TILED ROOF, PARTLY FENCING, 3 BEDROOMS, CEMENT FLOORS, OPEN-PLAN KITCHEN, LOUNGE, TOILET, BATHROOM

**RULES OF AUCTION:**

1. This sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
2. The Rules of auction are available 24 hours before the auction and can be inspected at the office of the Sheriff of the Court for Mitchell's Plain North, 145 Mitchell Avenue, Woodridge, Woodlands, Mitchell's Plain.
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - (a) In accordance to the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view.DownloadFileAction?id=99961>)
  - (b) FICA - legislation : requirement proof of ID and residential address.
  - (c) Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction.
  - (d) Registration conditions.
4. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at PRETORIA, 2023-10-17.

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: G10541/DBS/N FOORD/CEM.

**Case No: 61237/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and SANELE COMFORT DHLAMINI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-14, 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 11 JULY 2022, a Warrant of Execution issued on 8 AUGUST 2022, and an Order in terms of Rule 46A(9)(c) granted on 12 JULY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R280 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 79 SAVANNA CITY TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG  
IN EXTENT: 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T55129/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 79 THINUS STREET WEST, SAVANNA CITY, MIDVAAL, GAUTENG)

MAGISTERIAL DISTRICT: MIDVAAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-10-16.

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: S14308/DBS/N FOORD/CEM.

Case No: 301/2020

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2023-12-13, 10:00, THE SHERIFF'S OFFICE, MOOKGOPONG: 133 SIXTH STREET, NABOOMSPRUIT**

In pursuance of a judgment granted by this Honourable Court on 3 MARCH 2022, a Warrant of Execution issued on 22 JUNE 2022, and an Order in terms of Rule 46A(9)(c) granted on 22 AUGUST 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Sheriff of the High Court MOOKGOPONG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, MOOKGOPONG: 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 761 NABOOMSPRUIT TOWNSHIP, REGISTRATION DIVISION K.R., LIMPOPO PROVINCE  
IN EXTENT: 1 983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES  
HELD BY DEED OF TRANSFER T3355/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO  
(also known as: 110 5TH STREET, NABOOMSPRUIT, LIMPOPO)

MAGISTERIAL DISTRICT: MOOKGOPONG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 4 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, DRESSER & OUTBUILDING: 2 GARAGES, 2 STORE ROOMS, WORKSHOP & OTHER FACILITIES: THATCH LAPA, SWIMMING POOL, BOREHOLE

VALUER'S REMARK: PROPERTY HAS BEEN VANDALIZED

Dated at PRETORIA, 2023-10-16.

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: S13455/DBS/N FOORD/CEM.

Case No: 681/2021

Docex: 31

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

**In the matter between: Absa Bank Limited (Reg. No. 1986/004794/06), First Plaintiff and Absa Home Loans Guarantee Company (RF) Proprietary Limited, Second Plaintiff, and Solomon Lesiba Lekalakala, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-13, 10:00, Sheriff Mookgopong, No. 133 - 6th Street, Naboomspruit**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Limpopo Division, Polokwane as per Court Order dated 28 February 2023 at the office of the Sheriff Mookgopong at No. 133 - 6th Street, Naboomspruit on 13 December 2023 at 10:00 to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Mookgopong, 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 23 (A Portion of Portion 2) of Farm Tobias Zyn Loop 339,

Registration Division K.R., Limpopo Province, Measuring 21,4133 Hectares, Held by

Deed of Transfer. T7796/2017

Also Known as: Portion 23 (A Portion of Portion 2) of Farm Tobias Zyn Loop 339, Limpopo Province

Zone : Agricultural

Improvements:

Nothing guaranteed in this regard:

Dwelling consisting of : Lounge, kitchen, 4 x bedrooms, 2 x bathrooms, Outbuilding: double garage, 2 x servant quarters

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 1.1 Proof of residential address.

Dated at Pretoria, 2023-11-03.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1123.

**Case No: 11547/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and MARK JOOSTE, Identity Number 7008225155080 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-11, 09H00, AT THE PREMISES OF THE SHERIFF MITCHELLS PLAIN NORTH, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS**

1. Property: 31 JEANNE CRESCENT, WOODLANDS, MITCHELLS PLAIN
2. Domicile: 32 ONTARIO COURT, HANOVER PARK

In execution of a judgment of the above honourable court dated 26 JULY 2022, the undermentioned immovable property of the Defendants will be sold in execution on Monday, 11 December 2023 at 09:00 at the SHERIFF'S OFFICES, 145 MITCHELL AVENUE, WOODRIDGE, WOODLANDS.

ERF 50803 MITCHELLS PLAIN, in the City of Cape Town, Division Cape, Western Cape Province in respect of the land and building or buildings situate at 31 JEANNE CRESCENT, WOODLANDS, MITCHELLS PLAIN, in the area of the City of Cape Town, in extent 180 square metres.

Held by Deed of Transfer No T5327/2014

ALSO KNOWN AS: 31 JEANNE CRESCENT, WOODLANDS, 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 R15,000.00 (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 DWELLING, TILED ROOF, PARTIALLY ATTACHED; 1 SERVANT'S QUARTERS, 3 BEDROOMS, BUILT-IN CUPBOARDS, 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.
6. A reserve price of R600 000.00.

Dated at TYGER VALLEY, 2023-10-25.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 5800. Attorney Ref: G M de Wet.

Case No: 12293/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and THEMBILE MABHASO, Identity Number 7802206014088 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-14, 10:00, AT THE SHERIFF'S OFFICE OF SHERIFF KUILSRIVER SOUTH AT 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER**

1. Property: Stellendale Complex, 4 Newlands Crescent, Stellendale, Kuils river
2. Domicile: Stellendale Complex, 4 Newlands Crescent, Stellendale, Kuils river
3. Residential: 18 Bayridge Complex, Kenilworth Avenue, Milnerton

In execution of a judgment of the above honourable court dated 18 JANUARY 2022, the undermentioned immovable property will be sold in execution on THURSDAY, 14 DECEMBER 2023 at 10:00 at the SHERIFFS OFFICE known as 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER

ERF 18424 KUILS RIVER, Situate in the City of Cape Town, Division of Stellenbosch, Province of Western Cape;

In Extent: 171 square metres

Held by Deed of Transfer No T44270/2008 and T25065/2014

ALSO KNOWN AS: STELLENDALE COMPLEX, 4 NEWLANDS CRESCENT, STELLENDALE, KUILS RIVER

## 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:

3 bedrooms, bathroom, open plan kitchen/lounge, single garage

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, KUILSRIVER SOUTH and at the offices of the undersigned.

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

6. A reserve price of R790 000.00

Dated at Tyger Valley, 2023-10-11.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 5800. Attorney Ref: GM de wet.

Case No: 28579/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: THE BODY CORPORATE GEORGIE, Plaintiff and OTHILDA KARABO MAMASILO THAGE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 10:00, Sheriff Pretoria Central, 246 Paul Kruger Street, Office No. 0003 Protea Towers, Pretoria Central**

In Execution of a judgement of the High Court of Pretoria in the abovementioned suit, a sale with a reserve price with an estimated amount of R300 000.00 will be held by Sheriff Pretoria Central at 246 Paul Kruger Street, Office No. 0003 Protea Towers, Pretoria Central, on the 7th of December 2023 at 10h00 of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the Sheriff Pretoria Central, prior to the sale.

CERTAIN: SS GEORGIE, Unit No. 31 as shown and more fully described on Sectional Plan 76/1993 in the scheme known as GEORGIE in respect of the land and buildings situated at ARCADIA, 271, 1, re, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, measuring 50 (Fifty) square metres. The property is zoned as residential. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed and is sold "voetstoots".

A dwelling consisting of 1x Bedroom, 1x Bathroom, 1x Kitchen, 1x Living/Sitting Area, 1x Covered Parking.

Held by Deed of Transfer: ST82170/2002

Also known as: Flat No. 701 Georgie, 279 Wessels Street, Arcadia.

Dated at PRETORIA, 2023-10-23.

Attorneys for Plaintiff(s): PRETORIUS LE ROUX ATTORNEYS, THIRD FLOOR, 339 HILDA STREET, HATFIELD, PRETORIA. Telephone: (012) 342 1797, Fax: (012) 324 1796. Attorney Ref: EP2560/E HORRING.

**Case No: 2267/2021**

IN THE MAGISTRATE'S COURT FOR

[THE DISTRICT OF JOHANNESBURG NORTH (HELD AT RANDBURG)]

**In the matter between: THE BODY CORPORATE ST GEORGE, Plaintiff and THEMBANI NICHOLAS MABIJA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-05, 11:00, Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**

In Execution of a judgement of the Magistrates Court of Pretoria in the abovementioned suit, a sale with a reserve price with an estimated amount of R600 000.00 will be held by Sheriff Halfway House at 614 James Crescent, Halfway House, Midrand, on the 5th of December 2023 at 11h00 of the under mentioned property of the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, prior to the sale.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

CERTAIN: SS ST GEORGE, Unit No. 195 as shown and more fully described on Sectional Plan 59/2009 in the scheme known as ST GEORGE in respect of the land and buildings situated at ERAND GARDENS EXT 103, 797, 0, Local Authority: CITY OF JOHANNESBURG, measuring 70 (Seventy) square metres. The property is zoned as residential. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed and is sold "voetstoots".

A dwelling consisting of 2x Bedrooms, Kitchen, 1x Bathroom, 1x Shower, 1x Bath, pool within complex.

Held by Deed of Transfer: ST32246/2010

Also known as: Flat 195 St George, George Road, Midrand.

Dated at PRETORIA, 2023-10-30.

Attorneys for Plaintiff(s): PRETORIUS LE ROUX ATTORNEYS, THIRD FLOOR, 339 HILDA STREET HATFIELD, PRETORIA. Telephone: (012) 342 1797. Fax: (012) 324 1796 Attorney Ref: BP3985/M VAN DER BERG.

**Case No: 2221/2014**

**Docex: Docex 4, Bloemfontein**

IN THE HIGH COURT OF SOUTH AFRICA

(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), Plaintiff and TIMOTHY MARK ABRAHAMS (IDENTITY NUMBER: 780303 5080 084), 1st DEFENDANT and REMONDE LAURA ABRAHAMS (IDENTITY NUMBER: 810525 0147 088), 2nd DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-06, 10h00, OFFICE OF THE SHERIFF, 6A THIRD STREET ARBORETUM BLOEMFONTEIN**

PROPERTY DESCRIPTION:

CERTAIN: ERF 17459 (EXTENSION 120) BLOEMFONTEIN, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT: 803 (EIGHT ZERO THREE) SQUARE METRES;

AS HELD: BY DEED OF TRANSFER NO T15252/2006

SUBJECT TO CERTAIN CONDITIONS THEREIN CONTAIN.

REG DIV: BLOEMFONTEIN RD;

SITUATED AT: 173 SPRINGBOK ROAD, FAUNA, BLOEMFONTEIN, PROVINCE FREE STATE;

The property is zoned for residential purposes and the improvements on the property comprises of the following: (not guaranteed):

3 BEDROOMS; 1 BATHROOM; 1 KITCHEN; 1 TV/ LIVING ROOM; 1 DINNING ROOM; 1 LOUNGE; OUTBUILDINGS: 1 GARAGE;

TERMS: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payment against registration of transfer- a guarantee to be furnished within TWENTY ONE (21) days from the date of sale. If the property is sold to the first bond holder the 10% cash payment will not be relevant.

TAKE FURTHER NOTICE:

1. This is a sale in execution of a judgment granted by the High Court;

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

3 The sale in execution is conducted in accordance to the Directions of the CONSUMER PROTECTION ACT 68 OF 2008 as Amended, in pursuant of an order granted against the DEFENDANTS for money owing to the PLAINTIFF. (URL <http://www.iknfo.gov.za/view/DownloadFileAction?id=99961>)

3.1 Fica-legislation in regards of identity & address particulars

3.2 Payment of registration fees.

3.3 Registration conditions

3.4 All bidders are required to pay an amount of R45 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

3.5 The office of the sheriff BLOEMFONTEIN EAST, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN WITH AUCTIONEERS P ROODT AND/OR M ROODT will conduct the sale;

3.6 Advertising costs at current publication tariffs & sale costs according to Court rules will apply.

4 The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF BLOEMFONTEIN AT THE OFFICE OF THE SHERIFF, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN during business hours, or at the execution plaintiff's attorneys.

Dated at BLOEMFONTEIN, 2023-11-06.

Attorneys for Plaintiff(s): EG Cooper Majiedt Incorporated, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK3949. Attorney Acct: 01001191566.

**Case No: 41216/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and GOODHOPE SESETLHI MAPONYA - ID: 800818 5293 08 0, 1<sup>st</sup> Defendant and PEARL MAPEU MAPONYA - ID: 750501 0421 08 0, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-14, 2023-12-14, 102 PARKER STREET, RIVIERA, PRETORIA**

Sale in execution to be held at 102 Parker Street, Riviera, Pretoria at 10h00 on 8 September 2022

By the Sheriff: Pretoria North East

ERF 1339 SILVERTON EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG

MEASURING 925 square metres

Held by Deed of Transfer T51511/2018

Situate at: 945 Flamink Street, Silverton, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A Single storey house with tile roof, pre-fab walls and palisade, consisting of 1 x Lounge, 1 x Dining Room, 3 x Bedrooms, 1 x Kitchen, 1 x Bathroom, 1 x Toilet, 1 x Garage, 1 x Pool, 1 x Carport and a Lapla.

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 R800 000-00.

Conditions of sale can be inspected at 102 Parker Street, Riviera, Pretoria 24 hours prior to the auction.

Dated at Pretoria, 2023-11-03.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012) 424-0200. Attorney Ref: MR GROBLER/Elizma/B3050.

**Case No: 2022-28115**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and SIBUSISIWE NGWENYA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-06, 11:30, Sheriff, GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R150 000.00, will be held by the Sheriff, GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE on the 6TH day of DECEMBER 2023 at 11H30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE

CERTAIN:

A unit consisting of -

Section No. 24 as shown and more fully described on Sectional Plan No. SS160/1996, in the scheme known as MARIALENA COURT in respect of the land and building or buildings situated as EDENDALE TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 43 (FORTY THREE) SQUARE METRES in extent and;

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

Held by DEED OF TRANSFER NUMBER ST30927/2020

SITUATION: 16 MARIALENA COURT, 57 VAN RIEBEECK ROAD, EDENDALE, EDENVALE

IMPROVEMENTS: (not guaranteed): 2X BEDROOM, KITCHEN, 1 BATHROOM, LOUNGE

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

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. Prospective buyers have to pay a refundable buyer's deposit to the amount of R 50 000.00 via EFT before the day of the Sale and register 1 day prior to the auction at the sheriff's office. (No cash payments will be accepted on the day of the Sale.)
4. Registration Conditions; no person will be allowed on the premises if they are not registered for FICA and CPA

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N03208 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2022-056326**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and BONGANI ERNEST TSHABALALA, Defendant**  
NOTICE OF SALE IN EXECUTION

**2023-12-07, 10:00, Sheriff Kempton Park at 5 Anemoon Street, Glen Marais Ext 1**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R260 000.00, will be held by the Sheriff, Kempton Park at 5 Anemoon Street, Glen Marais Ext 1 on the 7TH day of DECEMBER 2023 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Kempton Park at 5 Anemoon Street, Glen Marais Ext 1

CERTAIN:

A unit consisting of -

Section No. 22 as shown and more fully described on Sectional Plan No. SS211/1989, in the scheme known as DAPHNE HEIGHTS in respect of the land and building or buildings situated at KEMPTON PARK 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 by DEED OF TRANSFER NUMBER ST4955/2010

SITUATION: UNIT 22 DAPHNE HEIGHTS, 29A LONG SREET, KEMPTON PARK

IMPROVEMENTS: (not guaranteed):

2X BEDROOMS, BATHROOM, LOUNGE AND KITCHEN

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

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

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N03342 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 027247/2022v**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and KEGODILE LEVY TLADI, Defendant**  
NOTICE OF SALE IN EXECUTION

**2023-12-07, 10:00, Sheriff Kempton Park at 5 Anemoon Street, Glen Marais Ext 1**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R335 000.00, will be held by the Sheriff, Kempton

Park at 5 Anemoon Street, Glen Marais Ext 1 on the 7TH day of DECEMBER 2023 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Kempton Park at 5 Anemoon Street, Glen Marais Ext 1

**CERTAIN:**

A unit consisting of -

Section No. 77 as shown and more fully described on Sectional Plan No. SS905/2007, in the scheme known as GRIFFENDALE in respect of the land and building or buildings situated as EDLEEN EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 66 (SIXTY SIX) SQUARE METRES in extent and;

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

Held by DEED OF TRANSFER NUMBER ST94733/2014

SITUATION: 77 GRIFFENDALE, 7 MODDERFONTEIN ROAD, EDLEEN EXT 5

IMPROVEMENTS: (not guaranteed): 2X BEDROOM, 2 BATHROOM, TV/LIVING ROOM, DINING ROOM, KITCHEN AND CARPORT

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

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

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

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

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

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N03301 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2021/24320**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and IYMAN, JEYE NADASEN NITHLANANDAN  
IYMAN, NEERMALA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-06, 11:00, Sheriff, Springs at 99 – 8th Street, Springs**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R400 000.00, will be held by the Sheriff, Springs at 99 - 8th Street, Springs on the 6TH day of DECEMBER 2023 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Springs at 99 - 8th Street, Springs

**CERTAIN:** ERF 795 DERSLEY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I,R, THE PROVINCE OF GAUTENG

MEASURING 906 (NINE HUNDRED AND SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T5278/2007

SITUATION: 1 HALITE AVENUE, DERSLEY EXT 1, SPRINGS

IMPROVEMENTS: (not guaranteed): LOUNGE, FAMILY ROOM, DININGROOM, STUDY, 2 BATHROOMS, MASTER BEDROOM, 2 BEDROOMS, KITCHEN, LAUNDRY ROOM, DOUBLE GARAGE, CARPORT (4 CAR PARKING), BRICK BUILDING, INNER FLOORS - TILES, LAPA TILE ROOF, OUTWER WALL FINISHING - FACEBRICK, REMOTE DRIVEWAY GATE

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

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

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N01845 E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc.

**Case No: 30604/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and GAVIN ALLEN HUGHES (First Defendant)**

**NADIA REINETT HUGHES (Second Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10:00, Sheriff Roodepoort North, 182 Progress road, Lindhaven, Roodepoort**

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R300,000.00, will be held by THE OFFICES OF THE SHERIFF ROODEPOORT NORTH, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on 08 DECEMBER 2023 at 10h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of THE OFFICES OF THE SHERIFF ROODEPOORT NORTH, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

CERTAIN:

A unit consisting of -

a) Section No. 18 as shown and more fully described on Sectional Plan No. SS177/1985 in the scheme known as FERRAZ VIEW in respect of the land and building or buildings situated at WILROPARK EXT 6 TOWNSHIP, Local Authority: CITY OF JOBURG of which section the floor area, according to the said Sectional Plan is 110 (ONE HUNDRED AND TEN) square metres in extent;

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

Held under Deed of Transfer ST56211/2006 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATED AT DOOR 18 FERRAZ VIEW, 347 HEXRIVIER ROAD, WILRO PARK EXT 6, ROODEPOORT.

IMPROVEMENTS: (not guaranteed) - SECTIONAL TITLE UNIT with 3 BEDROOMS, 1 BATHROOM, 1 KITCHEN, 1 LIVING ROOM & GARAGE.

THE PROPERTY IS ZONED: RESIDENTIAL

1. 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 R100 000.00 (One Hundred Thousand 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.

2. 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.

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

4. The rules of this auction will be available at least 24 hours before the auction at THE OFFICES OF THE SHERIFF ROODEPOORT NORTH, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the Plaintiff.

6. The Sheriff ROODEPOORT NORTH or his deputies conduct the sale.

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

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

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

c) Payment of a Refundable Registration Fee of R10, 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.

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

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/LS/N03536/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 17306/2022**

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

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

NOTICE OF SALE IN EXECUTION

**2023-12-05, 11:00, 24 Rhodes Street, Kensington "B", Randburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Sandton North at 24 Rhodes Street, Kensington "B", Randburg on Tuesday, 05 December 2023 at 11h00. Full conditions of sale can be inspected at the Sheriff Sandton North, 24 Rhodes Street, Kensington "B", Randburg, who can be contacted on 011 326 3170 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 4407 Riverside View Ext 66 Township Registration Division: JR Gauteng Province Measuring: 160 square metres Deed of Transfer: T9464/2021 Also known as: 51 Lanner Drive, Riverside View Ext 66. Improvements: Main Building: 2 bedrooms, 1 bathroom, TV/living room, kitchen. Other detail: solar panel geyser, electric fence, fencing - concrete. 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, 2023-11-15.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9164. Attorney Ref: Mr M Coetzee/AN/F6995.

**Case No: 19817/2012**

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

**In the matter between: ABSA BANK LIMITED (REGISTRATION NUMBER: 1986/004794/06), Applicant and AMARAKA INVESTMENTS NO 31 (PTY) LTD (REGISTRATION NUMBER: 2005/018831/07), First Respondent and STEFANUS PETRUS JANSE VAN VUUREN (I.D. NO.: 620806 5113 08 9), Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 09:00, MALMESBURY SHERIFF'S OFFICE: 11 ST JOHN STREET MALMESBURY**

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 R2 200 000.00 will be held on FRIDAY, 8 DECEMBER 2023 at 09h00 at the MALMESBURY SHERIFF'S OFFICE: 11 ST JOHN STREET MALMESBURY

The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, MALMESBURY. 1.1. A Unit consisting of: 1.1.1. Section no. 6 as shown and more fully described on sectional plan no. SS360/2005, in the scheme known as 84 on Beach Road in respect of the land and/or buildings situate at MELKBOSSTRAND, in the CITY OF CAPE TOWN of which section the floor area, according to the said sectional plan, is 135 (one hundred and thirty-five) square metres in extent; and 1.1.2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota and endorsed on the said sectional plan; HELD AT DEED OF TRANSFER ST12272/2007 1.1.3. An exclusive use area described as PARKING BAY P21 measuring 12 (twelve) square metres in extent being as such part of the common property, comprising the land and the scheme known as 84 ON BEACH ROAD in respect of the land and building/s situate at MELKBOSSTRAND, in the CITY OF CAPE TOWN, as shown and more fully described on the sectional plan no. SS360/2005 HELD BY NOTARIAL DEED OF CESSION NO. SK2740/2007; 1.1.4. An exclusive use area described as a PARKING BAY P22 measuring 12 (twelve) square metres being such part of the common property comprising the land and the scheme known as 84 ON BEACH ROAD in respect of the land and building/s situate at MELKBOSSTRAND, in the CITY OF CAPE TOWN, as shown and more fully described on the sectional plan no. SS360/2005 HELD BY NOTARIAL DEED OF CESSION NO. SK2740/2007 1.1.5. An exclusive use area described as a TERRACE T6 measuring 25 (twenty-five) square metres being such part of the common property comprising the land and the scheme known as 84 ON BEACH ROAD in respect of the land and building/s situate at MELKBOSSTRAND, in the CITY OF CAPE TOWN, as shown and more fully described on the sectional plan no. SS360/2005 HELD BY NOTARIAL DEED OF CESSION NO. SK2740/2007 1.1.6. An exclusive use area described as TERRACE T7 measuring 3 (three) square metres being such part of the common property comprising the land and the scheme known as 84 ON BEACH ROAD in respect of the land and building/s situate at MELKBOSSTRAND, in the CITY OF CAPE TOWN, as shown and more fully described on the sectional plan no. SS360/2005, HELD BY NOTARIAL DEED OF CESSION NO. SK2740/2007 SITUATED AT SECTION 6, SS 84 ON BEACH ROAD, 82 BEACH ROAD, MELKBOSCH STRAND; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 3 X BEDROOMS, OPEN PLAN KITCHEN + LIVING ROOM AND 2 X BATHROOMS. 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 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.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: ABS10/1364.

**Case No: 2020/14199**

**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 LITABE: NOE PERCY (ID NO. 700507 5323 08 1), 1ST DEFENDANT and MOKOENA: NKOLA ALINA (ID NO. 700206 0378 08 9), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

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 R798 563.39 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10:00 on 8 DECEMBER 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 2726 WITPOORTJIE EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION: I. Q., PROVINCE OF GAUTENG MEASURING: 718 (SEVEN HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER T055882/2007. SITUATE AT 27 NANTES STREET, WITPOORTJIE EXTENSION 16 with the chosen domicilium citandi et executandi being 163 PHASE 1, DIEPKLOOF EXTENSION. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: 3 bedrooms, tv room, lounge, 2 bathrooms 2 garages, kitchen and swimming pool. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT,

CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The office of the Sheriff FWJ COETZE or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash and (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT.

Dated at BEDFORDVIEW, 2023-10-03.

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: 108877/D GELDENHUYIS / LM.

**Case No: 2022/3402**

**Docx: DOCEX 27 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA  
(DOCEX 27 BEDFORDVIEW)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and KANDA: YVES: (ID NO. 810729 5901 08 1), 1ST DEFENDANT and KANDA: UNATHI (ID NO. 811226 0396 08 1), 2ND DEFENDANT**

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

**2023-12-12, 09:00, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA ROAD, HALFWAY HOUSE, MIDRAND**

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 R3 000 000.00 will be held at the offices of the Sheriff SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA ROAD, HALFWAY HOUSE, MIDRAND at 9:00 on 12 DECEMBER 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: REMAINING EXTENT OF ERF 196 SANDOWN EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING: 2200 (TWO THOUSAND TWO HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T27600/2015 SITUATE AT: 24A ANDRIENNE STREET, SANDOWN EXTENSION 24 with the chosen domicilium citandi et executandi being 289 CNR HARRY GAULAUN AND 41 RIDGE CRESCENT, VORNA VALLEY, MIDRAND. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, 4 bedrooms, kitchen, 2 bathrooms, shower, 2 garages, 2 carports and swimming pool. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff SANDTON SOUTH. The office of the Sheriff F.R. MOEKETSI or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- refundable prior to the commencement of the auction in order to obtain a buyer's card. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be

inspected at the Sheriff SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA ROAD, HALFWAY HOUSE, MIDRAND.

Dated at GERMISTON, 2023-10-11.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863v. Attorney Ref: 114103/D GELDENHUYS / LM.

**Case No: 47561/2020**

**Docex: 27 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and  
DOCKEL: ARNO WENTZEL (ID NO. 690327 5104 08 0), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 10:00, 33 KERSIEBOOM CRESENT, ZWARTKOP CENTURION**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit , a sale without reserve to the highest bidder will be held at the offices of the Sheriff office CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION on 5 DECEMBER 2023 at 10h00 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 356 IRENE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 2811 (TWO THOUSAND EIGHT HUNDRED AND ELEVEN) SQUARE METRES, HELD UNDER DEED OF TRANSFER NUMBER T022457/2019. SITUATED AT: 8 EAST AVENUE, IRENE EXTENSION 2 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: 2 bedroom cottage, 1 bedroom cottage, study - tiles, 1 lounge - parquet floor, 1 kitchen oak kitchen cupboard and tile flooring, 1 dining room - parquet floor, 1 bathroom consisting of shower, shower, toilet, basin, 1 bathroom consisting of bath, toilet, 1 bedroom - 4 door build in cupboard, parquet floor, 1 bedroom no cupboard,parquet floor, 1 bedroom no cupboards, parquet floor, 1 main bedroom 6 door build in cupboards floor, 1 tv room, 1 patio and swimming pool. (The accuracy thereof can however not be guaranteed). THE NATURE , EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD " VOETSTOOTS.1. The Purchaser shall pay auctioneer's commission to (a) 6% on the first R100 000.00, (b) 3.5% on R100 001.00 to R400 000.00, (c) 1.5% on the balance of the proceeds of the sale subject to maximum commission of 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 the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21(twenty one ) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received 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, Centurion East. The office of the Sheriff Mrs SE Dlamini or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 - EFT. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP CENTURION.

Dated at GERMISTON, 2023-11-06.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Attorney Ref: 107950 / D GELDENHUYS / LM.

Case No: 5959/2018

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and LARHUBARBE, JIMMY LUDOVIC JOCELYN, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT. 1**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 28 MARCH 2019, a sale will be held at the office of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT. 1 on 7 DECEMBER 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT. 1, subject to a reserve price of R285,000.00. A Unit consisting of- a) Section No. 9 as shown and more fully described on Sectional Plan No. SS143/1983 in the scheme known as RHODESFIELD TERRACE VIEW in respect of the land and building or buildings situate at RHODESFIELD EXTENSION 1 TOWNSHIP, Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 66 (SIXTY SIX) square metres in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST36513/2013, Situated at: Section 9 (Door 103), Rhodesfield Terrace View, Mary Bailey Road, Rhodesfield Ext. 1, Kempton Park Magisterial Court District (Kempton Park) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 5 ANEMOON STREET, GLEN MARAIS EXT. 1. The office of the Sheriff - KEMPTON PARK & TEMBISA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT. 1.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR4559/L413/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2020/9130

Docex: DOCEX 27 BEDFORDVIEW

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and SIMELANE: GOODENOUGH SIFISO (ID NO 801115 5535 08 0), 1ST DEFENDANT and SIMELANE: LINDIWE PERTUNIA (ID NO. 821109 1126 08 1), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 2023-12-08, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

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 R1 570 000.00 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, ROODEPOORT NORTH at 10:00 on 8 DECEMBER 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 1101 ROODEKRANS EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION: I. Q., THE PROVINCE OF GAUTENG, MEASURING: 1000 (ONE THOUSAND) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T34956/2014. SITUATED AT: 29 ANTRASJET STREET, ROODEKRANS EXTENSION 8 with chosen domicilium citandi et executandi being 1046 NTOKOZO STREET, DIEPKLOOF. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: 3 bedrooms, 2 BATHROOMS, tv-living

room, lounge, dinning room, study, garages and double carport. OUT BUILDING: kitchen, pantry, granny flat, swimming pool and lapa. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House. The office of the Sheriff FWJ Coetzee his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff ROODEPOORT NORTH, 182 PROGRESS ROAD, ROODEPOORT NORTH.

Dated at BEDFORDVIEW, 2023-10-19.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR, BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 106862/D GELDENHUYS / LM.

**Case No: 2022/5415**

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

**In the matter between: ABSA HOME LOANS GGUARANTEE, COMPANY (RF) PTY LTD, First Plaintiff and  
ABSA BANK LIMITED, Second Plaintiff and MBELE, MOTSEKUDA WILSON-JOY, Defendant**

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

**2023-12-12, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD,  
CNR TREVOR STREET, GILLVIEW**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 6 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF JOHANNESBURG SOUTH at SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on 12 DECEMBER 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF JOHANNESBURG SOUTH at SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, subject to a reserve price set at R450,000.00. ERF 509 REGENTS PARK ESTATE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T8689/2019. Situated at: 14 Bertha Street, Regents Park Estate, Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, 2 TOILETS, OUTSIDE BUILDING WITH 2 BEDROOMS, 2 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" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. The office of 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.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF JOHANNESBURG SOUTH at SHOP NO. 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6510/M1063/N. Erasmus/CO.

**Case No: 12965/2020**

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

**In the matter between: HOME OBLIGORS MORTGAGE ENHANCED SECURITIES (PTY) LTD Plaintiff,  
ANTICEVICH, JOHN ANTHONY, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-06, 11:30, SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET,  
EDENVALE**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 8 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE on 6 DECEMBER 2023 at 11H30 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE, subject to a reserve price set at R480,000.00. (1) A Unit consisting of: - (a) Section Number 31 as shown and more fully described on Sectional Plan No. SS11/1975, in the scheme known as VILLA DEL SOL in respect of the land and building or buildings situate at BEDFORD GARDENS TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 106 (ONE 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 No. ST44495/2010, Situated At: Unit 32, Villa Del Sol, Bedford Gardens. Magisterial Court District (Germiston) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE. The office of the SHERIFF GERMISTON NORTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6261/A311/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 2021/7805**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and NJOLOMBA, RICHARD CHINYAMA First  
Defendant and NJOLOMBA, KAMONA MULANGESA Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 11:00, SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 19 OCTOBER 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 5 DECEMBER 2023 at 11H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price set at R765,000.00. ERF 1143 NOORDWYK EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT 1176 (ONE THOUSAND ONE HUNDRED AND SEVENTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T168796/2005, SITUATED AT: 6 Chestnut Street, Noordwyk Ext. 10, Midrand. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS (1 SHOWER, 1 BATH, 2 TOILETS), SERVANT'S QUARTERS WITH 1 ROOM, 1 BATHROOM, KITCHEN), 2 CARPORTS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the SHERIFF HALFWAY HOUSE will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the THURSDAY prior to the live sale at 11H00 on TUESDAY, 5 DECEMBER 2023. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00- in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR0121/N669/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/24784

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and GROENEWALD, GERHARD NEIL, First Defendant and GROENEWALD, CAROL, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 10:00, SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 3 OCTOBER 2022, a sale will be held at the office of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP on 5 DECEMBER 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP, subject to a reserve price set at R160,000.00. ERF 442 MUNSIEVILLE SOUTH TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 354 (THREE HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T48434/2007 Situated at: 442 Motlatswa Street, Heritage Manor, Munsieville South, Krugersdorp Magisterial Court District (Krugersdorp) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: INCOMPLETE HOUSE WITH 3 BEDROOMS, BATHROOM, DOUBLE GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules

of the auction are available 24 hours prior to the auction at the offices of the Sheriff at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP. The office of the SHERIFF KRUGERSDORP will conduct the Sale REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR4782/G292/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 32401/2022

Docex: DX 2

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

In the matter between: **FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED) Execution Creditor and MOALUSI: LUCAS RATIKI (Identity number: 881016 6018 089), Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-05, 11:00, Sheriff, RANDBURG WEST at UNIT C1, MOUNT ROYAL 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

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 387 809.93 will be held at the office of the Sheriff, RANDBURG WEST at UNIT C1, MOUNT ROYAL 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, on 5th of DECEMBER 2023, at 11h00 of the under mentioned property of the Defendant on The Conditions which will lie for inspection prior to the sale at the offices of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A Unit consisting of: of FAMILY ROOM, DINING ROOM, KITCHEN, 2 BATHROOMS, 3 BEDROOMS, STORE ROOM, 2 GARAGES, GARDEN & SWIMMING POOL (Improvements / Inventory - Not Guaranteed) ERF 1438 MAROELADAL EXTENSION 43 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 537 (FIVE HUNDRED AND THIRTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO T71243/2019, SUBJECT to the conditions therein contained and more especially subject to the conditons imposed in favour Castelanno Private Estate Home Owners Association NPC Registration No 2005/034617/08 SITUATE AT 159 CASTELANINO, CEDAR AVENUE WEST, MAROELADAL EXT 43 Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 in cash or eft. 5. The auctioneer will be the Sheriff Randburg West.

Dated at RANDBURG, 2023-09-27.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT12332.

Case No: 28831/2022

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 **CRAIG GLEN STORE**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SANDTON NORTH, 24 RHODES STREET, KENSINGTON "B", RANDBURG**

In terms of a judgment granted on 18 JULY 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 TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SANDTON NORTH, 24 RHODES STREET, KENSINGTON "B", RANDBURG, subject to a reserve price in the amount of R592,422.00 (FIVE HUNDRED AND NINETY TWO THOUSAND FOUR HUNDRED AND TWENTY TWO RAND). DESCRIPTION OF PROPERTY CERTAIN: (1) A Unit consisting of : (a) Section No. 31 as shown and more fully described on Sectional Plan No. SS650/1993, in the scheme known as HATHAWAY in respect of the land and building or buildings situated at PAULSHOF EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 89 (EIGHTY NINE) square metres in extent ; and (b) An undivided share in the common property in the scheme apportioned to the section in accordance with the participation quota as endorsed on the sectional plan. HELD BY DEED OF TRANSFER ST23684/2020 (2) An exclusive use area described as PARKING NO. P38 measuring 11 (ELEVEN) square metres being as such part of the common property, comprising the land the scheme know as HATHAWAY in respect of the land and building or buildings situated at PAULSHOF EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS601/1995 held by NOTARIAL DEED OF CESSION SK1776/2020, and (3) An exclusive use area described as PARKING NO. P57 measuring 12 (TWELVE) square metres being as such part of the common property, comprising the land the scheme know as HATHAWAY in respect of the land and building or buildings situated at PAULSHOF EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS601/1995 held by NOTARIAL DEED OF CESSION SK1776/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Street address: Door 31 Hathaway, 73 Isipingo Avenue, Paulshof, Sandton MAGISTERIAL DISTRICT: RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms and 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 "VOETSTOOT". Zoning: Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately by EFT 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, SANDTON NORTH, 24 RHODES STREET, KENSINGTON "B", 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) There is a R50 000,00 registration fee payable, EFT only. No cash payments allowed. (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, 2023-11-13.

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 / MAT15061 / TH.

**Case No: 36373/2020****Docex: DX 136, 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), Plaintiff and FLOYD SIBEKO, First Defendant and MAMOTLATSI SIBEKO, Second Defendant**

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

**2023-12-05, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALWAY HOUSE.**

In terms of a judgement granted on 29 MARCH 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE, to the highest bidder, subject to a reserve price of R322 236.26 (THREE HUNDRED TWENTY TWO THOUSAND, TWO HUNDRED AND THIRTY SIX RAND AND TWENTY SIX CENT). DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 10 as shown and more fully described on Sectional Plan No. SS652/2007, in the scheme known as CARLSWALD GLADES in respect of the land and building or buildings situate at HALFWAY GARDENS EXTENSION 62 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 82 (EIGHTY TWO) Square Metres in extent; and (B) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No. ST167736/2007 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : No. 10 Carlswald Glades, Looper Street, Halfway Gardens IMPROVEMENTS MAIN BUILDING : 1 x Living Room, 1 x Kitchen, 2 x Bedrooms, 2 x Bathrooms. OUTBUILDING : 1 x Parking.. The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : PRETORIA 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE. Registration as buyer is a pre-requisite subject to conditions, inter alia : Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee in the amount of R50 000,00 in cash or EFT that must reflect in the Sheriff's account prior to the sale. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-11-13.

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 / F79429 / TH.

**Case No: 1481/2022****Docex: DX 136, 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), Plaintiff and PETE MOTAUNG, Defendant**

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

**2023-12-05, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALWAY HOUSE.**

In terms of a judgment granted on 1 JULY 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 TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE, subject to a reserve in the amount of R383,624.00 (THREE HUNDRED AND EIGHTY THREE THOUSAND SIX HUNDRED AND TWENTY FOUR RAND). DESCRIPTION OF PROPERTY A Unit consisting of - (a) Section Number 11 as shown and more fully described on Sectional Plan Number SS33/1978, in the scheme known as HOLLYWOOD GLEN in respect of the land and building or buildings situate at ERF 88 BRAMLEY PARK TOWNSHIP; LOCAL AUTHORITY CITY OF

JOHANNESBURG of which section the floor area, according to the said sectional plan, is 49 (FORTY NINE) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST32851/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address : 57 Granville Place, 11 Hollywood Glen, Bramley Park MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 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 (a) 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, 614 JAMES CRESCENT, HALFWAY HOUSE. 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 R50 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, 2023-11-13

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 / MAT12714 / TH.

**Case No: 1481/2022**

**Docex: DX 136, 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), Plaintiff and PETE MOTAUNG, Defendant**

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

**2023-12-05, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE.**

In terms of a judgment granted on 1 JULY 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 TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE, subject to a reserve in the amount of R383,624.00 (THREE HUNDRED AND EIGHTY THREE THOUSAND SIX HUNDRED AND TWENTY FOUR RAND). DESCRIPTION OF PROPERTY A Unit consisting of - (a) Section Number 11 as shown and more fully described on Sectional Plan Number SS33/1978, in the scheme known as HOLLYWOOD GLEN in respect of the land and building or buildings situate at ERF 88 BRAMLEY PARK TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 49 (FORTY NINE) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST32851/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address : 57 Granville Place, 11 Hollywood Glen, Bramley Park MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 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 (a) 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, 614 JAMES CRESCENT, HALFWAY HOUSE. 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 R50 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, 2023-11-13v

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 / MAT12714 / TH.

**Case No: 1481/2022**

**Doce: DX 136, 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), Plaintiff and PETE MOTAUNG, Defendant**

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

**2023-12-05, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALWAY HOUSE.**

In terms of a judgment granted on 1 JULY 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 TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE, subject to a reserve in the amount of R383,624.00 (THREE HUNDRED AND EIGHTY THREE THOUSAND SIX HUNDRED AND TWENTY FOUR RAND). DESCRIPTION OF PROPERTY A Unit consisting of - (a) Section Number 11 as shown and more fully described on Sectional Plan Number SS33/1978, in the scheme known as HOLLYWOOD GLEN in respect of the land and building or buildings situate at ERF 88 BRAMLEY PARK TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 49 (FORTY NINE) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST32851/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address : 57 Granville Place, 11 Hollywood Glen, Bramley Park MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 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 (a) 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, 614 JAMES CRESCENT, HALFWAY HOUSE. 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 R50 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, 2023-11-13.

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 / MAT12714 / TH.

Case No: 53282/2020

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 **MIGHTY MKANSI**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 11h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE**

In terms of a judgment granted on 25 MAY 2021 and 24 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 TUESDAY 5 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE, subject to a reserve in the amount of R400 000.00 (FOUR HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 13 as shown and more fully described on Sectional Plan No. SS261/2010 in the scheme known as WINDMILLS in respect of the land and building or buildings situate at BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 57 (FIFTY SEVEN) Square Metres in extent; and (B) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No. ST24679/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER Street address : 13 WINDMILLS, 18B MULLER STREET, BUCCLEUCH. MAGISTERIAL DISTRICT : RANDBURG IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 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 "VOETSTOOT". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 614 JAMES CRESCENT, HALFWAY HOUSE. 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 R50 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, 2023-11-13.

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 / F92067 / TH.

Case No: 48097/2021

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 **ROOKAYA CASSIM**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-06, 08h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking)**

In terms of a judgment granted on 26 MAY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 6 DECEMBER 2023 at 08h00 in the morning at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, SOWETO EAST, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), to the highest bidder, without reserve in accordance with prayer 6 of the court order dated 26 May 2022. DESCRIPTION OF PROPERTY ERF 11128 LENASIA EXTENSION 13 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 345 (THREE HUNDRED AND FORTY FIVE) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T43029/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 15 Timeura Street, Extension 13, Lenasia MAGISTERIAL

DISTRICT : SOWETO IMPROVEMENTS MAIN DWELLING: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 1 x Bathroom OUTBUILDING: 1 x Bedroom, 1 x Bathroom, 1 x Kitchen, 1 x Lounge and 1 x Toilet The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank 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, SOWETO EAST, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R50 000,00 (refundable). (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-11-13.

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 / MAT10943 / TH.

Case No: 3044/2021

Docex: v

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 SOLOMON NHLAPO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-06, 10h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO. 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

In terms of a judgement granted on 25 JULY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 6 DECEMBER 2023 at 8h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO.5 2ND AVENUE, CORNER STATION ROAD ARMADALE (KNOWN AS VIKING), to the highest bidder subject to a reserve of R500 000.00 (FIVE HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1171 NOORDGESIG EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 292 (TWO HUNDRED AND NINETY TWO) square metres HELD BY DEED OF TRANSFER TL68721/2001 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1171 Protea Street, Noordgesig, Extension 1 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : SOWETO 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SOWETO EAST, NO.5 2ND AVENUE, CORNER STATION ROAD ARMADALE (KNOWN AS VIKING) Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Registration fee of R50000,00 payable by EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-11-13.

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 / MAT8155 / TH.

**Case No: 17306/2022**

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

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

NOTICE OF SALE IN EXECUTION

**2023-12-05, 11:00, 24 Rhodes Street, Kensington "B", Randburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Sandton North at 24 Rhodes Street, Kensington "B", Randburg on Tuesday, 05 December 2023 at 11h00. Full conditions of sale can be inspected at the Sheriff Sandton North, 24 Rhodes Street, Kensington "B", Randburg, who can be contacted on 011 326 3170 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 4407 Riverside View Ext 66 Township Registration Division: JR Gauteng Province Measuring: 160 square metres Deed of Transfer: T9464/2021 Also known as: 15 Lanner Drive, Riverside View Ext 66. Improvements: Main Building: 2 bedrooms, 1 bathroom, TV/living room, kitchen. Other detail: solar panel geyser, electric fence, fencing - concrete. 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, 2023-11-15.

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/F6995.

**Case No: 12896/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Clifford Johannes Morake, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-04, 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, 04 December 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. A Unit consisting of- (a) Section No. 45 as shown and more fully described on Sectional Plan No. SS792/2009 in the scheme known as Stone Terrace in respect of the land and building or buildings situated at Erf 1115 Monavoni Ext 16 Township, Local Authority: City of Tshwane Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 147 (one hundred and forty seven) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST19620/2020; Also known as 45 Stone Terrace, Granite Crescent alternatively 1 Kobalt Place, Monavoni Ext 16. Improvements: A House consisting of: 4 bedrooms, 3 bathrooms, TV/living room, kitchen, 2 garages. Other detail: brick fencing, face brick as outer wall finishing and tiles as roof and inner floor finishing. 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, 2023-11-15.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys 1027 Francis Baard Street, Hatfield, Pretoria.  
Telephone: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F7185.

**Case No: 1810/2020**

**Docex: DX 136, PRETORIA**

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

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

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

**2023-12-08, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In terms of a judgement granted on 18 JUNE 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 8 DECEMBER 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, to the highest bidder subject to a reserve of R275 000.00 (TWO HUNDRED AND SEVENTY FIVE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 9760 BOITEKONG EXTENSION 3 TOWNSHIP REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE MEASURING : 300 (THREE HUNDRED) square metres HELD BY DEED OF TRANSFER T76183/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 9760 Sekoma Street, Boitekong, Extension 3 IMPROVEMENTS Unknown 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 : RUSTENBURG 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 RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>). (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (d) The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash, EFT or by bank guaranteed cheque on the day of the sale. (e) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 14 - 21 days after the sale. (f) 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. (g) 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. (h) Registration Conditions The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-11-13.

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 / CLF91438 / TH.

**Case No: 15488/22P**

IN THE HIGH COURT OF SOUTH AFRICA  
(15488/22P)

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and STANDARD BANK OF S A LIMITED, Defendant**

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

**2023-12-07, 11:00, SHERIFF'S OFFICE, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 1 JUNE 2023 the following property will be sold in execution on 7 DECEMBER 2023 at 11H00 at the Sheriff's Office, 37 UNION STREET, EMPANGENI :

ERF 10225, EMPANGENI, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU NATAL IN EXTENT 200 (TWO HUNDRED) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T30477/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at ERF 10225, EMPANGENI.

IMPROVEMENTS: SINGLE STOREY WITH BLOCK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF : KITCHEN, DINING ROOM, 2 BEDROOMS, BATHROOM WITH TOILET, CAR PORT. THE PROPERTY IS FENCED WITH BRICK WALLING AND THERE IS AN ELECTRICAL PREPAID METRE BOX ;but nothing is guaranteed.

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

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

TAKE FURTHER NOTICE THAT :

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 37 UNION STREET, EMPANGENI during office hours.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

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

8. Kindly note that COVID19 rules apply in all sales.

Dated at PIETERMARITZBURG, 2023-11-06.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT15940.

**Case No: 15745/22P**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and BUSISIWE MNENE MTHEMBU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 11:00, SHERIFF'S OFFICE, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 25 MAY 2023 the following property will be sold in execution on 7 DECEMBER 2023 at 11H00 at the Sheriff's Office, 37 UNION STREET, EMPANGENI :

ERF 913, NGWELEZANA B, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU NATAL, IN EXTENT 600 (SIX HUNDRED) SQUARE METRES, HELD BY DEED OF GRANT NUMBER TG3791/1994KZ; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at B913 ZIMTOTI ROAD, NGWELEZANA.

IMPROVEMENTS : SINGLE STOREY BUILDING WITH BLOCK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF KITCHEN, DINING ROOM OR LOUNGE AREA, 5 BEDROOMS (CLASS ROOMS), 1 BATHROOM, STEEL CONTAINER APPROXIMATELY 4M BY 2M and TWO WENDY HOUSES. PROPERTY IS CURRENTLY USED AS A SCHOOL; but nothing is guaranteed.

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

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

TAKE FURTHER NOTICE THAT :

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

2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 37 UNION STREET, EMPANGENI during office hours.

3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

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

8. Kindly note that COVID19 rules apply in all sales.

Dated at PIETERMARITZBURG, 2023-11-06.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT10386.

**Case No: 2368/20P**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and SILONDILE ZANDILE ZIKHALI, Defendant**

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

**2023-12-07, 11:00, SHERIFF'S OFFICE, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 3 OCTOBER 2022 the following property will be sold in execution on 7 DECEMBER 2023 at 11:00 at the Sheriff's Office, 37 UNION STREET, EMPANGENI :

A unit consisting of:

(I) Section No 81 as shown and more fully described on Sectional Plan No. SS106/1995 in the scheme known as MONTEREY in respect of the land and building or buildings situate at RICHARDS BAY in the UMHLATHUZE MUNICIPAL AREA, of which section the floor area, according to the said Sectional Plan is 73 (SEVENTY THREE) square metres in extent; and

(II) 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 ST11109/2014 and subject to such conditions as set out in the aforesaid Deed of Transfer; is declared specially executable; situated at 81 MONTEREY, 6 LAUNDER LANE, MEER EN SEE, RICHARDS BAY (SECTION NO 81 ON SECTIONAL PLAN NO SS106/1995 KNOWN AS MONTEREY).

IMPROVEMENTS: AN OPEN PLAN KITCHEN AND LOUNGE AREA, 1 BATHROOM WITH TOILET AND SHOWER AND 2 BEDROOMS WITH A SINGLE CARPORT but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash, bank guaranteed cheque 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, 37 UNION STREET, EMPANGENI during office hours.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal)..

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

Dated at PIETERMARITZBURG, 2023-11-01

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT8059.

**Case No: 97376/2016**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Abel Tshepo Thusi, 1st Judgment Debtor and Rebecca Madintletse Thusi, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-11-24, 11:00, 3 Vos & Brodrick Avenue, The Orchards Ext 3**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 3 on Friday, 24 November 2023 at 11h00. Full conditions of sale can be inspected at the Sheriff Tshwane North, at the above address, telephone number (012)549-3229/6046, 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 351 Soshanguve-VV Township, Registration Division: JR Gauteng, Measuring: 342 square metres, Deed of Transfer: T166248/2006, Also known as: 110 Mofifi Street, Soshanguve Block VV. Magisterial District: Tshwane North, Improvements: Main Building: 3 bedrooms, 2 bathrooms, living room, dining room, 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, 2023-11-03.

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/F5383.

**Case No: 2141/2022**

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 PETRUS JOHANNES VORSTER N.O. as Nominee of Absa Trust Limited in his capacity as Executor of the Estate of the Late JOHAN CORNELIUS KOEKEMOER, Identity Number: 570714 5041 088, First Execution Debtor and NICOLINA KOEKEMOER in her capacity as Co-bond holder, Identity Number: 600529 0092 082, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 14:00, Sheriff of the High Court, BETHLEHEM UNIT 1 FAIRFIELD, 8 BROSTER STREET, BETHLEHEM**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08 JUNE 2023 in terms of which the following property will be sold in execution on 08 DECEMBER 2023 at 14H00 UNIT 1 FAIRFIELD, 8 BROSTER STREET, BETHLEHEM at the office of the Sheriff of the High Court, BETHLEHEM with a reserve price of R695 000.00. CERTAIN: ERF 249 KESTELL, DISTRICT: BETHLEHEM, FREE STATE PROVINCE IN EXTENT: 2974 (TWO THOUSAND NINE HUNDRED AND SEVENTY-FOUR) SQUARE METERS HELD BY: DEED OF TRANSFER T4926/2008. SITUATED: 1 BOTHA STREET, KESTELL THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed) : MAIN BUILDING 5 x Bedrooms (1 with carpet, rest wooden floors); 2 x Bathrooms (tiled with showers); 1 x Dining Room (wooden floors); 1 x Kitchen (tiled); Double storey house with 1 balcony. OUTBUILDING 1x Single garage (roll up door broken); 1 x Wendy house with 2 rooms and mini shower; Sink roof; Brick and plaster walls; Pre-cast fence on 2 boundaries; Wire fence on 2 boundaries; Steel driveway entrance gate; Paved driveway; Brick driveway entrance structures. (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 Bethlehem, Unit 1 Fairfield, 8 Broster Street, Bethlehem. The sale will be conducted at the Sheriff's office Bethlehem with auctioneer JS Naicker. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A. Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration fee is R10 000.00 in cash or eft, no cheques will be accepted (Refundable) NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected 24 hours prior to the auction, at the office of the Sheriff of the High Court, Bethlehem.

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/ISS643.

**Case No: 42719/2013**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Plaintiff and RAMATHABATHA AGNES MUSHI (ID: 640926 0394 08 2), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, Sheriff of PRETORIA SOUTH WEST at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a) & Rule 46(1)(a)(ii) order granted on 30 September 2013 and Rule 46A order granted on 31 July 2019, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff of PRETORIA SOUTH WEST at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park on 7 December 2023 at 10h00, which is more fully described as: ? CERTAIN: ERF 16227 ATTERIDGEVILLE EXTENSION 40 TOWNSHIP REGISTRATION DIVISION J.R., IN THE PROVINCE OF GAUTENG IN EXTENT 300 (THREE HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO T168927/2006 SUBJECT TO ALL SUCH CONDITIONS CONTAINED THEREIN THE PROPERTY IS ZONED AS: RESIDENTIAL The property is situated at 6525 Umkhiwane Street, Atteridgeville Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main building: 2x living rooms 3x bedrooms 1x bathroom 1x kitchen The immovable property registered in the name of the Defendants is situated in the Magisterial District of Tshwane Central 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) TAKE NOTICE 1. The rules of the auction and conditions of sale may be inspected at the Sheriff Pretoria South West, situated at Azania Building, Cnr Iscor Avenue & Iron Terrace, West Park 2. The amount due to the City of Tshwane Metropolitan Municipality is estimated at R44 565.41 at 13 September 2023; 4. The High Court of Gauteng Division Pretoria set a minimum reserve price at R640 000.00; 5. All purchasers are required to present their identity documents together with their proof of residence for FICA compliance. 6. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash, EFT or by bank guaranteed cheque on the day of the sale. 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/her attorney, and shall be furnished to the sheriff within 21 business days, after the sale. 8. The property may only be taken possession of after the signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions. 8. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month of the purchase price. Inspect Conditions at Sheriff Pretoria South West Tel: (012) 386 3302

Dated at PRETORIA.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Fax: 012 470 7766. Attorney Ref: PR3187/ak/MW Letsoalo.

Case No: 24841/2022

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

In the matter between: **GAUTENG LOCAL DIVISION, JOHANNESBURG, Plaintiff and MAXWELL MBUNDWINI (780930 5156 08 2), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, Sheriff Pretoria South West, Cnr, Iscor Avenue and Iron Terrace, West Park, Pretoria**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 29TH JUNE 2023 in terms of which the following property will be sold in execution on 7TH DECEMBER 2023 at 10H00 by The Sheriff Pretoria South West, Cnr, Iscor Avenue and Iron Terrace, West Park, Pretoria to the highest bidder with reserve price of R196 481.53 A Unit consisting of- (a) Section Number No. 61 as shown and more fully described on Sectional Plan No SS16082008, in the scheme known as ASCARI in respect of the land and building or buildings situated at DOUGLASDALE EXTENSION 169 TOWNSHIPS; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 143 (ONE HUNDRED AND FOURTY THREE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST019430/2008 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITTLE DEED. ("the Property") be declared executable for the aforesaid amounts; ZONED: RESIDENTIAL SITUATED AT: UNIT 61 ASCARI, NIVEN ROAD, DOUGLASDALE EXT 169 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: KITSON HOUSE, 2 KITSON STREET, TINGLEY WF3 ILQ INVENTORY: TOP FLOOR UNIT WITH A LOFT consisting of OPEN PLAN - LOUNGE, FAMILY ROOM, KITCHEN- WITH TLED FLOORS AND BUILT IN CUPBOARDS, 2 BATHROOMS WITH TILED FLOORS, (1 EN-SUITE), 3 BEDROOMS WITH TILED FLOORS ABD BUILT IN CUPBOARDS, CARPORTS DOUBLE & COVERED, CONCRETE WALL, FENCING, TILED ROOF, BRICK & MORTAR, ALUMINIUM WINDOW FRAMES (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001.00 to R400 000.00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the The Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. The Sheriff Randburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-03-08

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: 319296/N56/nm.

Case No: 885/2020

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF ODENDAALSRUS HELD AT ODENDAALSRUS)

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor and BERNARD LIKHETHO PITSO, Born on 10 MAY 1965, Married, which marriage is governed by the laws of LESOTHO, First Execution Debtor and MAPABALLO ALICE PITSO, Born on 02 MAY 1970 Married, which marriage is governed by the laws of LESOTHO, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, SHERIFF ODENDAALSRUS 133 CHURCH STREET, ODENDAALSRUS**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 21 FEBRUARY 2023 in terms of which the following property will be sold in execution on 08 DECEMBER 2023 at 10H00 by the SHERIFF ODENDAALSRUS at the Sheriff's office, 133 CHURCH STREET, ODENDAALSRUS to the highest bidder with a reserve price set at R186 040.36: CERTAIN: ERF 3556 ODENDAALSRUS, EXTENSION 12 DISTRICT: ODENDAALSRUS PROVINCE FREE STATE, IN EXTENT: 1000 (ONE THOUSAND) SQUARE METERS SITUATED AT: 166 NIEUWOUDT ROAD, ELDORIE, ODENDAALSRUS HELD BY: DEED OF TRANSFER T476/2008 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished, but not guaranteed: MAIN BUILDING: 3 Bedrooms; Toilet / Bath; Toilet / Shower; Kitchen; Lounge; Sitting room. OUT BUILDING: Garage with single room. Brick house with tile roof. Wire fencing. (Nothing guaranteed) (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 / 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. 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 Odendaalsrus. The sale will be conducted at 133 CHURCH STREET, ODENDAALSRUS with auctioneer MR. TJ MTHOMBENI. 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 R5 000.00 (Refundable) prior to commencement of Auction in order to obtain a Buyers card. NB: In terms of Rule 43: 1 (7)(c) any interested party may not less than 15 days prior to the date of sale, upon 24 hours' notice to the execution creditor, bondholder/s and all interested parties apply to a judicial officer for any modification of the conditions 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, ODENDAALSRUS.

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/ISS533.

**Case No: 14125/2020**

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 PHEYAHA CASWELL MANOKWANE (Identity Number: 760319 5488 08 9), Defendant**

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

**2023-12-07, 10:00, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 19TH JANUARY 2022 in terms of which the following property will be sold in execution on 07 DECEMBER 2023 at 10H00 by The Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder with reserve price of R540 688.00.00. CERTAIN: ERF 4922 BIRCH ACRES EXTENSION 32 REGISTRATION DIVISION: I.R. PROVINCE: GAUTENG MEASURING: 251 (TWO HUNDRED AND FIFTY ONE) SQUARE METRES AS HELD: UNDER DEED OF TRANSFER. T017484/2010 SITUATED AT: 49 UMUNGA STREET, BIRCH ACRES EXT 32 INVENTORY: 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 3 X BATHROOM, (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of The Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1. The Sheriff Vereeniging will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/Download>

FileAction?id=99961); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1 during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-10-10.

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: 319110/M187/NM.

**Case No: 1408/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and ADVISE KGWADI KGWADI (ID NO: 820426 5709 089), 1ST DEFENDANT and SEANONG DAISY KGWADI (ID NO: 820426 5709 089), 2 DEFENDANT**

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

**2023-12-08, 10:00, Sheriff Rustenburg 232 Beyers Naude Drive**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 25 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 Rustenburg at their offices situated at 232 Beyers Naude Drive on 08 December 2023 at 10H00, which is more fully described as: ERF 23 MERITING UNIT 1 TOWNSHIP REGISTRATION DIVISION J.Q PROVINCE NORTH WEST MEASURING 220 (TWO HUNDRED AND TWENTY) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T05483/2013 SUBJECT TO CONDITIONS CONTAINED THEREIN (STREET ADDRESS BEING: 1123 UNIT MERITING RUSTENBURG, NORTH WEST). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 2 x Bedroom 1x Dining room 1x Kitchen 1x Bathroom with Toilet TYPE SITE IMPROVEMENTS: Walling: Palisade/Wire 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Rustenburg. 2. A reserve price for the sale in execution of the immovable property is set at R180 000. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R25 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 Rustenburg, 273 Beyers Naude Drive, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf).

Dated at PRETORIA, 2023-10-18.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/PR4246.

**Case No: 32119/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and DEIRDRE MARIE OLIVIER Identity Number: 870420 0021 08 6), Defendant**

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

**2023-12-07, 09:00, Sheriff Benoni at 180 Princess Avenue, Benoni**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 13th OCTOBER 2021 in terms of which the following property will be sold in execution on 07TH DECEMBER 2023 at 09h00 by The Sheriff Benoni at 180 Princess Avenue, Benoni to the highest bidder with reserve price of R305

132.12. CERTAIN: (a) Section Number NO 14 as shown and more fully described on Sectional Plan No SS49/2011, in the scheme known as VILLA VICTORIA in respect of the land and building or buildings situated at BRENTWOOD EXTENSION 17 TOWNSHIP; LOCAL AUTHORITY: EKURHULENI 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 by Deed of Transfer No. ST48137/2013 SITUATED AT: Unit 14 Villa Victoria, Kirscher Road, Brantwood Park, Benoni INVENTORY: 1 x LOUNGE, 1 X KITCHEN, 2 X BEDROOM, 1 X BEDROOMS, 1 X BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the 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 Benoni at 180 Princess 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(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 Benoni at 180 Princess Avenue, Benoni during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-10-17.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: Y Johnson/318007/03/nm.

**Case No: 23132/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg nr: 1962/000738/06), Plaintiff and YUSUF MKHUSELE MPHAHLELE (Id No: 671017 5295 08 6), 1st Defendant and PETUNIA SHARON DITLAGONNA MPHAHLELE (Id No: 691001 0527 08 7), 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 10:00, Sheriff Krugersdorp corner Human and Kruger Street, Old Absa Building, ground Floor Krugersdorp Central**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an Order granted in favour of the Plaintiff on 24 JANUARY 2022, in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Krugersdorp at their offices situated at corner Human and Kruger Street, Old Absa Building, ground Floor Krugersdorp Central on 5 December 2023 at 10h00, which is more fully described as: PORTION 53 OF FARM GOLDEN VALLEY 621 REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 21,4133 (TWENTY ONE COMMA FOUR ONE THREE THREE) HECTARES HELD BY DEED OF TRANSFER NO T79001/07 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS ("the Property") Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Vacant land 1. The property is the immovable property of the Defendants which is located in Magisterial District of Mogale City. 2. There is no reserve price set by the High Court. 2. 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. 3. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 4. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 5. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 7. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Krugersdorp at their offices situated at Corner of Human and Kruger Street,

Old Absa Building, Ground Floor, Krugersdorp Central. 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, 2023-10-17.

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: B OOSTHUIZEN/PN5734.

**Case No: 35449/2020**

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 SIBUSISO THAZA NGWENYA (BORN ON 14TH OCTOBER 1982), Defendant**

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

**2023-12-05, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 02ND AUGUST 2021 in terms of which the following property will be sold in execution on 05 DECEMBER 2023 at 11H00 by The Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House to the highest bidder with reserve price of R826 946.25. A Unit consisting of- (a) Section Number No. 61 as shown and more fully described on Sectional Plan No SS16082008, in the scheme known as ASCARI in respect of the land and building or buildings situated at DOUGLASDALE EXTENSION 169 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 143 (ONE HUNDRED AND FOURTY THREE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST019430/2008 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ("the Property") be declared executable for the aforesaid amounts; ZONED: RESIDENTIAL SITUATED AT: UNIT 61 ASCARI, NIVEN ROAD, DOUGLASDALE EXT 169 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: KITSON HOUSE, 2 KITSON STREET, TINGLEY WF3 ILQ INVENTORY: TOP FLOOR UNIT WITH A LOFT consisting of OPEN PLAN - LOUNGE, FAMILY ROOM, KITCHEN- WITH TILED FLOORS AND BUILT IN CUPBOARDS, 2 BATHROOMS WITH TILED FLOORS, (1 ENSUITE), 3 BEDROOMS WITH TILED FLOORS AND BUILT IN CUPBOARDS, CARPORTS DOUBLE & COVERED, CONCRETE WALL, FENCING, TILED ROOF, BRICK & MORTAR, ALUMINIUM WINDOW FRAMES (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 Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. The Sheriff Randburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-09-20.

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: 319296/N56/nm.

Case No: 2021/2996

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and JOHANNES GERHADUS DE GREEFF (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-12-06, 10:00, SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT) in the abovementioned suit, a sale with a reserve price of R1,100,000.00 will be held at 51A Dr Beyers Naude Street, Standerton, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton, on 6 December 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton prior to the sale: CERTAIN: Remaining Extent of Erf 344 Meyerville Township Registration Division H.S Mpumalanga Province Measuring 1205 (one thousand two hundred and five) square metres Held by deed of transfer T69009/2004 Which bears the physical address: 25 Dr Nelson Mandela Drive, Meyerville, Standerton, 2430 - being the chosen domicilium citandi et executandi 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, Dining Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Shower and 2 WC, Dressing Room, 2 Out garages, Outside laundry, Outside bathroom/WC, Lapa, Enclosed braai THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton, prior to the sale. The office of the SHERIFF OF THE HIGH COURT STANDERTON 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 - R10 000.00 - in cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton,

Dated at SANDTON, 2023-11-13.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT17461.

Case No: 042344/2022

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 BABY GIANT PROPERTIES (ONE) CC (Registration Number: CK2003/052500/23), First Defendant, STEPHANUS JOHANNES LUBBE COETZER (Identity Number: 700413 5026 08 1), Second Defendant and CHARMAINE COETZER (Identity Number: 700515 0236 08 3), Third Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, Sheriff Pretoria Southwest, Azania Building, cor Iscor Avenue & Iron Terrace West Park**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 5 July 2023 in terms of which the following property will be sold in execution on 07 December 2023 at 10h00 at Sheriff Pretoria Southwest, Azania Building, cor Iscor Avenue & Iron Terrace West Park to the highest bidder with a reserve price of R215 554.53: CERTAIN: PLOT 133 ANDEON AGRICULTURAL HOLDINGS REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG MEASURING 2,0997 (TWO COMMA ZERO NINE NINE SEVEN) SQUARE METERS HELD BY DEED OF TRANSFER T140234/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHT AS HELD: by the Respondent under DEED OF TRANSFER NUMBER T140234/06 SITUATED AT: PLOT 40 KAMEELDRIFT WEST PRETORIA, 0030 The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick built residence with a corrugated iron roof consisting of the 1 x Lounge, 4 x Bedrooms, 1 x

Kitchen, 1 x TV Room, 1x Bathroom, 1 x Toilet, 1 x Carport (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% 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 Pretoria Southwest, Azania Building, cor Iscor Avenue & Iron Terrace West Park The Sheriff Pretoria Southwest will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R20 000.00 via EFT or cash; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Pretoria Southwest, during normal office hours Monday to Friday.

Dated at PRETORIA, 2023-10-03 .

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0037.

**Case No: 57087/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and SIBUSISO HILTON MASINGA (Identity Number. 770218 5283 08 6), First Defendant and NOMPUMELELO BAWINILE SHANGASE (Identity Number. 810421 0421 08 9), Second Defendant**

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

**2023-12-07, 10:00, Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext 1**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 26 February 2020 & 18 October 2022 in terms of which the following property will be sold in execution on 07 December 2023 at 10h00 at Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext 1 to the highest bidder with a reserve price of R550 862.60: CERTAIN: PORTION 66 OF ERF 2058 TERENURE EXTENSION 2 TOWNSHIP REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG IN EXTENT 381 (THREE HUNDRED AND EIGHTY ONE) SQUARE METRES HELD UNDER DEED OF TRANSFER NUMBER T108572/2005 SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS. AS HELD: by the Respondents under DEED OF TRANSFER NUMBER T108572/2005 SITUATED AT: 66 CONDRE ESTATE, 124 BERGRIVIER DRIVE, TERENURE, KEMPTON PARK. The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick built residence with a corrugated iron roof consisting of the 2x Bedrooms, 1 x Bathroom, 1 x TV/Living Room, 1 x Kitchen, 1 x Carport (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% 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 Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext 1. The Sheriff Kempton Park will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R20 000.00 via EFT; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Kempton Park, during normal office hours Monday to Friday.

Dated at PRETORIA, 2023-10-02.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax 012 346 5265. Attorney Ref: XN/FC11016.

Case No: 54500/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration number: 1962/000738/06), Plaintiff and MATTHEW STEWARD VERNON TUFFNEY (Identity Number: 800906 5574 08 2), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 15 July 2021 and 5th September 2023 in terms of which the following property will be sold in execution on 08 December 2023 at 10h00 at Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort to the highest bidder without a reserve price: CERTAIN: A unit consisting of - a) Section No. 75 as shown and more fully described on Sectional Plan No. SS365/2007 in the scheme known as EAGLE DAWN in respect of the land and building or buildings situate at LASER PARK EXTENSION 31 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 56 (FIFTY-SIX) SQUARE METRES in extent; and b) an undivided share in the common property in the scheme apportioned to said section in accordance with the participation quota as endorsed on the said sectional plan; Held by DEED OF TRANSFER NUMBER ST74563/2007 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER (2) An exclusive use area described as CARPORT No.CP75 measuring 24 (TWENTY-FOUR) SQUARE METRES being as much part of the common property, comprising the land and the scheme known as EAGLE DAWN in respect of the land and building or buildings situated at LASER PARK EXTENSION 31 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS365/2007 held by NOTARIAL DEED OF CESSION No. SK6174/2007 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION AS HELD: by the Respondent under DEED OF TRANSFER NUMBER ST74563/2007 SITUATED AT: UNIT 75 EAGLE DAWN, ZEISS ROAD, HONEYDEW The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick built residence with a corrugated iron roof consisting of the 1 x Bedroom, 1 x Bath Room, 1 x Tv-living room, 1x Carport, 1x Kitchen (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 Roodepoort, 182 Progress Road, Lindhaven, Roodepoort. The Sheriff Roodepoort will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R50 000.00 via EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Roodepoort during normal office hours Monday to Friday.

Dated at PRETORIA, 2023-10-10.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0134.

Case No: 20249/2022

Docex: 19, Pretoria

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and MALGAS, BONGIWE, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 11:00, SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution to the highest bidder, subject to Conditions of Sale, with a reserve of R595,000.00, at THE OFFICES OF THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on 5 DECEMBER 2023 at 11h00. Full

Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. SECTION NO. 77 as shown and more fully described on Sectional Title Plan No. SS380/1993 in the scheme known as MEADOWFIELDS in respect of building/buildings situate at BUCCLEUCH TOWNSHIP, PROVINCE OF GAUTENG, REGISTRATION DIVISION: NOT AVAILABLE., LOCAL AUTHORITY: CITY OF JOHANNESBURG 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. MEASURING: 124 (ONE HUNDRED AND TWENTY-FOUR) SQUARE METERS HELD BY DEED OF TRANSFER NO. ST43857/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; AND An exclusive area described as CARPORT NO. C9 measuring 18 (EIGHTEEN) SQUARE METERS being as such part of the common property, comprising the land and scheme known as MEADOWFIELDS in respect of the land and building or buildings situated at BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS380/1993 held by NOTARIAL DEED OF CESSION NUMBER SK3286/2020 and subject to such conditions as set out the aforesaid NOTARIAL DEED OF CESSION. PROPERTY ZONED: Residential ALSO KNOWN AS: DOOR NUMBER 77, SS MEADOWFIELDS, 30 JOHN STREET, BUCCLEUCH, SANDTON, JOHANNESBURG. IMPROVEMENTS: GROUND FLOOR UNIT, BRICK/BLOCK WALLS, HARVEY TILE ROOF. TILED INNER FLOORS: LOUNGE, 3 X BEDROOMS, KITCHEN, 2 X BATHROOMS, 1 X SHOWER, 2 X TOILETS, 2 X BATHS, 1 X GARAGE & CARPORT. (NOT GUARANTEED). The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shh.online or at 614 Crescent, Halfway House, Midrand. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.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 commencement of the auction in order to obtain a buyer's card, d) Registration conditions: The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Dated at

Attorneys for Plaintiff(s): VAN HEERDEN INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN3348.

**Case No: 2021/31287**

**Docex: Docex 27 BEDFORDVIEW**

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

**In the matter of: THE STANDARD BANK OF SA LTD (APPLICANT) and RELEBOHILE LIZZY AARON  
(Identity number: 721110 0032 085) (RESPONDENT)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 14h00, SHERIFF MEYERTON, 10 PIERNEEF BOULDEVARD (FORMERLY VERWOERD ROAD)  
MEYERTON**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division - Johannesburg in the suit, a sale to the highest bidder subject to a court reserve price of R700 000.000 will be held at the offices of the Sheriff MEYERTON at 10 PIERNEEF BOULEVARD, (FORMERLEY VERWOERD ROAD) MEYERTON on THURSDAY, 7 DECEMBER 2023 at 14h00 of the undermentioned property of the Defendant/s on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN : PORTION 4 OF ERF 9 MEYERTON FARMS LOCAL AUTHORITY : MIDVAAL MUNICIPALITY REGISTRATION DIVISION : I.R. THE PROVINCE OF : GAUTENG MEASURING : 1236 (One thousand two hundred and thirty six) Square Meters in Extent HELD BY : Deed of Transfer T158387/2005 The property is situated at 26 MEERKAT STREET, MEYERTON FARM, MEYERTON consisting of Main Building: Storey - double - freestanding, walls, brick roof : tiles, Floors: tiles Rooms: 1 X LOUNGE, 1 x DININGROOM, 1X STUDY, 4 X BEDROOMS, 1 X KITCHEN, LAUNDRY, 2 X BATHROOMS, Outer building: Storey - Freestanding, Walls: brick, Roof: Tiles, floors: tiles Rooms: KITCHEN, 23x BEDROOMS, 2 BATHROOMS, 2 X SHOWERS, DOUBLE GARAGE, boundary: Fenced - brick Other: Swimming pool, servants quarters - 1 x bedroom, 1 shower The Sale is subject to Section 129(3) and (4) of the National Credit Act 34 of

2005. the judgment debtor is entitled to reinstate the credit agreement that formed the subject to of the legal action under the aforesaid case number, as well as this sale in execution, at any time prior to the transfer of the property to the purchaser has taken place by paying the full arrears outstanding on the account. In the event of the account being reinstated this sale and execution shall be capable of being set aside. The purchaser hereby accepts all risks involved in purchasing the property and hereby indemnifies the credit provided against any and all losses by which incurred herein. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" "AS IS"

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 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 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 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, MEYERTON, 10 PIERNEEF BOULEVARD (FORMERLEY VERWOERD ROAD, MEYERTON 6. The office of 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 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R20 000.00 (TWENTY THOUSAND RAND) - in cash (d) Registration conditions is acceptable. The aforesaid sale shall be subject to the conditions of sale which may be inspected, during office hours, at the office of the Sheriff MEYERTON, 10 PIERNEEF BOULEVARD (FORMERLEY VERWOERD ROAD, MEYERTON on 7 DECEMBER 2023, 24 HOURS PRIOR TO AUCTION

Dated at BEDFORDVIEW, 2023-09-10.

Attorneys for Plaintiff(s): STUPEL & BERMAN ATTORNEYS, 2 BRADFORD ROAD, BEDFORDVIEW.  
Telephone: 0117763000. Attorney Ref: E POTGIETER/111288.

**Case No: 46364/2021**

**Docex: Docex 235 Pretoria**

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, Execution Creditor/ Plaintiff and MONGEZI ZITHUTHA (IDENTITY NUMBER: 810418 5688 084), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY, 10:00, ACTING SHERIFF PRETORIA CENTRAL at 246 PAUL KRUGER STREET, OFFICE 604 PROTEA TOWERS, PRETORIA CENTRAL**

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 R248 783.41 will be held at the office of the ACTING SHERIFF PRETORIA CENTRAL at 246 PAUL KRUGER STREET, OFFICE 604 PROTEA TOWERS, PRETORIA CENTRAL on THURSDAY, 07 DECEMBER 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 ACTING SHERIFF PRETORIA CENTRAL at 246 PAUL KRUGER STREET, OFFICE 604 PROTEA TOWERS, PRETORIA CENTRAL. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 1 ENTRANCE, 1 LOUNGE, 1 BEDROOM, 1 BATHROOM, 1 KITCHEN, 1 BALONY AND 1 GARAGE. (Improvements / Inventory - Not Guaranteed) CERTAIN: 1. A UNIT CONSISTING OF: a) SECTION NO 18 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER. SS109/1981, IN THE SCHEME KNOWN AS ILANGA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 116 ARCADIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE MTROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 47 (FORTY 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 ST4856/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST4856/2012 2. A UNIT CONSISTING OF: a) SECTION NO 43 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS109/1981, IN THE SCHEME KNOWN AS ILANGA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 116 ARCADIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE MTROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 22 (TWENTY TWO) SQUARE METRES IN EXTENT, AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN

ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST4856/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST4856/2012 SITUATED AT: UNIT 18 ILANGA, 679 STANZA BOPAPE STREET, ARCADIA 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 ACTING SHERIFF PRETORIA CENTRAL, 246 PAUL KRUGER STREET, OFFICE 604 PROTEA TOWERS, PRETORIA CENTRAL. 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 ACTING SHERIFF PRETORIA CENTRAL situated at 246 PAUL KRUGER STREET, OFFICE 604 PROTEA TOWERS, PRETORIA CENTRAL. 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: Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0830.

**Case No: 53624/2021**

**Docex: Docex 235 Pretoria**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NO. 1962/000738/06), Applicant and ISAAC NTHIKENG MOHLELE (ID NO. 770704 5440 08 1), 1st Respondent and KHOLISWA EUNICE KLEINBOOI (ID NO. 790721 0433 08 1), 2nd Respondent**

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

**2023-12-08, 11:00, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R483 107.40 will be held at the office of the SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY, 08 DECEMBER 2023 at 11H00 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 TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 2 X BATHROOMS, 3 X BEDROOMS. OUTBUILDINGS: 2 X GARAGES (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 107 KARENPARK TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG MEASURING 901 (NINE HUNDRED AND ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO. R123089/05 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS SITUATED AT: 48 VINCA ROAD, KAREN PARK, 0182. 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 TSHWANE NORTH, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3. 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 TSHWANE NORTH situated at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA, 2023-10-23.

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/FOR2/856.

**Case No: 32253/2017**

**Docex: Docex 235 Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

(Docex 235 Pretoria)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06), Execution Creditor/ Plaintiff and BUSAPHI MAGENGGENE (IDENTITY NUMBER: 730811 5723 08 2), First Execution Debtor/ Defendant and FUNDISWA CAROLINE MAGENGGENE (IDENTITY NUMBER: 681104 0699 08 8), Second Execution Debtor/ Defendant**

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

**2023-12-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK**

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 R383 823.15 will be held at the office of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK on THURSDAY, 07 DECEMBER 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 KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: LOUNGE, KITCHEN, 1 X BATHROOMS, 2 X BEDROOMS TYPE SITE IMPROVEMENTS: (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 1388 KLIPFONTEIN VIEW EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING 320 (THREE HUNDRED AND TWENTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T109970/08 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: STAND NO. 1388, 3 ZAMBIA STREET, KLIPFONTEIN VIEW EXTENSION 3, 1459. 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 KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, KEMPTON PARK. 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 KEMPTON PARK & TEMBISA situated at 5 ANEMOON STREET, KEMPTON PARK. 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/FOR2/0187.

Case No: 40292/2019

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 TSHEPO SITHEMBISO RICHARD MATLAMELA (IDENTITY NUMBER: 520212 6005 08 8), Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-05, 11:00, SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE**

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 R2 074 000.00 will be held at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY, 05 DECEMBER 2023 at 11H00 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 HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 4 X BEDROOMS, 3 X BATHROOMS OUT BUILDING: 2 X GARAGES TYPE SITE IMPROVEMENTS: WALLING, PAVING (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 1030 SAGEWOOD EXTENSION 10 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG MEASURING 1152 (ONE THOUSAND ONE HUNDRED AND FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T084802/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS AND SUBJECT TO THE CONDITIONS OF THE CRESCENT WOOD HOME OWNERS ASSOCIATION NUMBER 2005/006260/08 SITUATED AT: (STAND NUMBER 1030) 30 HIGHLAND DRIVE, CRESCENT WOOD COUNTRY ESTATE, SAGEWOOD EXTENSION 10. 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 HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE. 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 of R50 000.00, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF HALFWAY HOUSE - ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE. 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/FOR2/0268.

Case No: 61597/2021

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 VUSI MARK KHOZA (IDENTITY NUMBER: 700721 5843 08 5), First Execution Debtor/ Defendant and MNCEDISI PAUL KHOZA (IDENTITY NUMBER: 730909 5251 08 6), Second Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK**

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 R478 839.10 will be held at the office of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK on THURSDAY, 07 DECEMBER 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 KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: LOUNGE, KITCHEN, PANTRY, 1 X BATHROOMS, 3 X BEDROOMS FLATLET: 1 X BATHROOM, 1 X BEDROOMS TYPE SITE IMPROVEMENTS: (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 2004 KLIPFONTEIN VIEW EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG IN EXTENT: 260 (TWO HUNDRED AND SIXTY) SQUARE METRES HELD BY DEED OF TRANSFER NO. T111284 04 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 30 MGUNGUNDLOVO STREET, KLIPFONTEIN VIEW EXTENSION 2, MIDRAND. 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 KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, KEMPTON PARK. 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 KEMPTON PARK & TEMBISA situated at 5 ANEMOON STREET, KEMPTON PARK. 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/FOR2/0878.

Case No: 5167/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DE KOK: EOLANDA ADELAIDE, ID NO: 631125 0003 08 9, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, SHERIFF BETHAL at ROOM 109 MAGISTRATE COURT BETHAL 2310**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 17TH APRIL 2023 in terms of which the following property will be sold in execution on 08TH December 2023 at 10H00 by the SHERIFF BETHAL at ROOM 109 MAGISTRATE COURT BETHAL 2310 to the highest bidder with court reserve of R521 107.94. REMAINING EXTENT OF ERF 43 BETHAL TOWNSHIP, REGISTRATION DIVISION I.S., MPUMALANGA PROVINCE, MEASURING 1072 (ONE THOUSAND AND SEVENTY-TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T16735/2010 SUBJECT TO THE CONDITIONS THEREIN

CONTAINED. Situated at: 23 MAFFATI DLUDLU STREET, BETHAL, MPUMALANGA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: TO BE ADVISED (NO ACCESS TO PROPERTY) (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 BETHAL. The office of the SHERIFF BETHAL 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 BETHAL at 28 VUYISILE MINI STREET, BETHAL to the highest bidder

Dated at SANDTON, 2023-10-13.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT14752.

**Case No: D1298/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and ICO CLAASSEN (Identity Number: 810720 5022 08 5), First Defendant and COLLETTE LEIGH JOHNSON (Identity Number: 890804 0010 08 0), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 12:00, SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN**

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): 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: 14973.

**Case No:**

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

**In the matter between: ABSA BANK LIMITED (Registration number 1986/004794/06), Plaintiff and  
MICHAEL VICTOR GUNKO (Identity number: 530217 5073 084), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-12-06, 09:00, 22 Pretoria Road, Lanzerac Estate, Hal fway House, Midrand, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL DIVISION, DURBAN) in the abovementioned suit, a sale with reserve in the amount of R2,475,590.67 (TWO MILLION, FOUR HUNDRED AND SEVENTY FIVE THOUSAND FIVE HUNDRED AND NINETY RAND AND SIXTY SEVEN CENTS) will be held at SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN on 7 DECEMBER 2023 at 12H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN prior to the sale. ERF 94 PHEZULU REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 1905 (ONE THOUSAND NINE HUNDRED AND FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T1208/2017 also known as 9 MAHOGANY AVENUE, ALVERSTONE, PHEZULU ESTATE the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 3 BATHROOMS, WC 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 CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN. 4. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration for auction is open the day before from 10:30 to 12:00 and close on the day of the auction no exceptions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN. C/O CM COLEMAN ATTORNEYS 1 Maristine 75 Oakleigh Drive Musgrave Durban Tel: 072 721 4336 Ref: Chris Coleman / Sanele Msomi

Dated at SANDTON.

Attorneys for Plaintiff(s): ALAN JACOBS & ASSOCIATES, Not represented. Telephone: 083 273 8094. Attorney Ref: ABSA/GUNKO.

**Case No: 1358/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and  
WESLEY DENZIL GOLDEN (Identity Number: 830802 5103 08 5), 1st Defendant/Respondent and ANNA  
ELIZE GOLDEN (Identity Number: 830106 0213 08 3), 2nd Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R564,653.16 (FIVE HUNDRED AND SIXTY FOUR THOUSAND SIX HUNDRED AND FIFTY THREE RAND AND SIXTEEN CENTS) will be held at SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN on 7 DECEMBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDFONTEIN,

42 POLLACK STREET, RANDFONTEIN prior to the sale. 1. ERF 676 RANDGATE TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, 2. ERF 677 RANDGATE TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES BOTH HELD BY DEED OF TRANSFER NO. T16069/2016 CONDITIONS THEREIN CONTAINED also known as 103 BAILEY STREET, RANDGATE & 105 BAILEY STREET, RANDGATE the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, 2 KITCHENS, 3 BEDROOMS, 2 BATHROOMS. OUTBUILDINGS: STOREROOM AND ENTERTAINMENT AREA FLATLET: BEDROOM, BATHROOM AND TOILET THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDFONTEIN, 42 POLLACK STREET, RANDFONTEIN. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON.

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: 011 523 5326.

Case No: 42940/2017

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and SHADRACK MOTLEJOANG NKOPA (Identity number: 861012 6160 08 2), Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-13, 09:00, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH on 13 DECEMBER 2023 at 09H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH prior to the sale. ERF 8569 TOKOZA TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 355 (THREE HUNDRED AND FIFTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T43222/2015, also known as 79 BHEJANE STREET, TOKOZA 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, BATHROOM, WC. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions (d) Registration fee in the amount of R15,000.00 to be paid in cash; The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 11530.

**Case No: 37145/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and THEKISO CHRISTIAN LEFATLE ID 811222 5973 184, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-12, 10:00, THE SHERIFF OF THE HIGH COURT JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

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 JOHANNESBURG WEST on 12TH day of DECEMBER 2023 at 10H00 at THE SHERIFF OF THE HIGH COURT JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, 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 JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK: A Unit consisting of - (a) Section No. 167 as shown and more fully describe on Sectional Plan No. SS337/1995 in the scheme known as ALAN MANOR MEWS in respect of the land and building or buildings situate at ALAN MANOR TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 60 (Sixty) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of Transfer No. ST16315/2012. Subject to such conditions as set out in the aforesaid Deed of Transfer. An exclusive use area described as PARKING NO P165, measuring 13 (THIRTEEN) square metres, being as such part of the common property comprising the land and the scheme known as ALAN MANOR MEWS in respect of the land and or building or buildings situate at ALAN MANOR TOWNSHIP, LOCAL AUTHORITY: THE CITY OF JOHANNESBURG as shown and more fully described on Sectional Plan SS337/1995 held by NOTARIAL DEED OF CESSION NUMBER SK883/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION Better known as: Unit 167 (Door 236) SS Alan Manor Mews, 236 Constantia Street, Alan Manor. 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 R30 000.00 (Refundable) EFT for immovable property; d) All conditions applicable to registration; e) Registration for auctions is open the day before from 09:30AM to 01:00PM and closes at 09:30AM on the day of auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: Sectional Title Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet and Carport.

Dated at PRETORIA, 2023-10-24.

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/SA2938.

**Case No: 12573/2022**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor/Plaintiff and MHLONISHWA WALTER MASINA (Identity Number: 850529 5677 08 2), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-12, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 & 3 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 20th day of APRIL 2023 in terms of which the following property will be sold in execution on 12 DECEMBER 2023 at 10h00 by the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 & 3 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with reserve of R830 000.00. REMAINING EXTENT OF ERF 1725 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT

263 (Two Hundred and Sixty-Three) SQAURE METRES, HELD BY DEED OF TRANSFER NUMBER T6200/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED: 58 MOFFET STREET, TURFFONTEIN, GAUTENG. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 3XBEDROOMS, 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, SHERIFF JOHANNESBURG SOUTH. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 & 3 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

Dated at SANDTON, 2023-10-27.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/SAHL/0753.

**Case No: 60349/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and AURELIO BARTOLONE, Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 11:00, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS  
EXTENSION 3**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 14th SEPTEMBER 2021 and respectively in terms of which the following property will be sold in execution on 8th of DECEMBER 2023 at 11H00 by the SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 to the highest bidder with reserve R1 000 000.00: A Unit consisting of: (a) SECTION NUMBER 39 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS76/2009, IN THE SCHEME KNOWN AS NAVARINO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1695 MONTANA TUINE EXTENSION 53 TOWNSHIP, LOCAL AUTHORITY : CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 131 (ONE HUNDRED AND THIRTY ONE) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NUMBER ST03616/13 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. SITUATED AT: UNIT 39 NAVARINO COMPLEX, 1682 EREMOMELA AVENUE, MONTANA TUINE EXTENSION 53 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, 2XBATHROOMS, 1XTOILET, LOUNGE, KITCHEN, DINING ROOM, 1XGARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF TSHWANE NORTH. The office of the Sheriff for TSHWANE NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D)

Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS. SERVICE ADDRESS C/O RAATH LAW UNIT F1 ESCOURT AVENUE WIERDAPARK CENTURION

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha / am/S1663/8184.

**Case No: 2317/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and LABIUS OBAKWE NKGOENG (ID No. 671021 5660 083), 1st Execution Debtor/Defendant and FELICIA ZODWA NKGOENG (ID No. 790226 0313 085), 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, ACTING SHERIFF OF THE RUSTENBURG HIGH COURT at 232 BEYERS NAUDE DRIVE, RUSTENBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 13th of APRIL 2023 in terms of which the following property will be sold in execution on 8th DECEMBER 2023 at 10h00 by the ACTING SHERIFF OF THE RUSTENBURG HIGH COURT at 232 BEYERS NAUDE DRIVE, RUSTENBURG to the highest bidder with reserve of R625 000.00: ERF 2397 TLHABANE WES EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION J.Q., THE PROVINCE OF NORTH WEST, MEASURING 467 (FOUR HUNDRED AND SIXTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER. T10962/2013. SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 23 ZIBI STREET, TLHABANE WES EXTENSION 1 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, KITCHEN, 2XBATHROOMS, DININGROOM, LOUNGE, 1XGARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Acting Sheriff of the High Court, SHERIFF RUSTENBURG the office of the Sheriff for SHERIFF RUSTENBURG 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 R25 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 Acting Sheriff of the High Court, RUSTENBURG at 232 BEYERS NAUDE, RUSTENBURG. SERVICE ADDRESS: C/O VAN ROOYEN TLHAPI WESSELS ATTORNEYS 9 PROCTOR AVENUE GOLF VIEW MAHIKENG

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA / am/S1663/8784.

Case No: 45795/2021

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), Execution Creditor/Plaintiff and THATO MOLEFE (Identity Number: 810311 5433 08 2), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 25th AUGUST 2023 in terms of which the following property will be sold in execution on 08 DECEMBER 2023 at 10:00 by the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, ROODEPOORT to the highest bidder with reserve of R430 000.00 a) SECTION NO. 49 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS317/2007, IN THE SCHEME KNOWN AS ESPLENDIDO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILGEHEUWEL EXTENSION 23 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 51 (FIFTY ONE) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST2256/2016 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("THE PROPERTY") SITUATED AT: 49 ESPLENDIDO, 44 STRAUSS AVENUE, WILGEHEUWEL EXTENSION 23, ROODEPOORT DOMICILIUM ADDRESS: 1021 RICCI'S PLACE, CNR RISSIK COMMISSIONER STREET, JOHANNESBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 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, SHERIFF ROODEPOORT NORTH. The office of the Sheriff for ROODEPOORT NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, ROODEPOORT

Dated at SANDTON, 2023-10-20.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/THE1797/0219.

Case No: 51375/2021

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and ANZIKARIA CHIWARA (DATE OF BIRTH: 1983/03/20), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-12-05, 11:00, THE SHERIFF OF THE HIGH COURT 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 a reserve price of R400 000.00 will be held by the SHERIFF OF THE HIGH COURT SANDTON NORTH on the 05th day of DECEMBER 2023 at 11H00 at THE SHERIFF OF THE HIGH COURT SANDTON NORTH AT 24 RHODES STREET, KENSINGTON B, RANDBURG 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 SANDTON NORTH 24 RHODES STREET, KENSINGTON B, RANDBURG. (1) A unit consisting of: a. Section number 80 as shown and more specifically described as Sectional Plan No.

SS890/1995, in the scheme known as LOS PALMOS in respect of the land and building or buildings situate at LONE HILL EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY OF CITY OF JOHANNESBURG of which section the floor area according to the said sectional plan is 71 (SEVENTY ONE) SQUARE METRES in extent, and b. An undivided share of the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD UNDER DEED OF TRANSFER NUMBER: ST28943/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED SITUATED AT: UNIT 80 LOS PALMOS (15 BRYNTIRROLD DRIVE, LONEHILL, EXTENSION 13. 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) cheque or 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; the property is a simplex consisting of, 3 Bedrooms, 1 Kitchen, 2 Bathrooms, 2 living Room, 1x Carport.

Dated at PRETORIA, 2023-11-15.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Email: [yolandi@hsr.co.za](mailto:yolandi@hsr.co.za). Attorney Ref: REF: T DE JAGER/RM/NA184.

**Case No: 49825/2017**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Registration Number: 2013/222429/07, Execution Creditor/Plaintiff and SITHOLE: THANDIWE PATIENCE (Identity Number: 780127 0326 089), 1st Execution Debtor/Defendant and SITHOLE: SIFISO PRINCE (Identity Number: 730724 5421 088), 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-11-30, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 05TH February 2019 in terms of which the following property will be sold in execution on 30th of NOVEMBER 2023 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with reserve price of R490 000.00: ERF 21532 PROTEA GLEN EXTENSION 29 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, IN EXTENT: 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T40106/2015 SUBJECT TO THE CONDITIONS CONTAINED THEREIN. Also known as: 42 GRAPEFRUIT STREET, PROTEA GLEN, EXTENSION 29 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, BATHROOM, 3XBEDROOMS, KITCHEN (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 SOWETO WEST. The office of the SHERIFF SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH.

Dated at SANDTON, 2023-10-17.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146v. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/HOU82/0082.

Case No: 2022/823

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and BOIKANYO: BOITUMELO  
BOICHOKO (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-12-08, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

IIN 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 R514,349.00 will be held at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT ROODEPOORT on 8 December 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 ROODEPOORT -182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT prior to the sale : CERTAIN: Portion 238 of Erf 1227 Claremont Township Registration Division I.Q The Province of Gauteng Measuring 496 (four hundred and ninety six) square metres Held by deed of transfer T20553/2012 Which bears the physical address: Portion 238 of Erf 1227 Claremont also known as 28 Blinkwater Street, Claremont, 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, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC, 1 Out garage, 4 Carports, 1 Servant's quarters, Outside bathroom/Shower, 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 "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven. The office of the Sheriff Roodepoort North will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven.

Dated at SANDTON, 2023-11-13.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT18445.

Case No: 6543/2022

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

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

NOTICE OF SALE IN EXECUTION

**2023-12-08, 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, 08 December 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. Property: Erf 110 Reefhaven Township Registration Division: IQ Gauteng Province Measuring: 730 square metres Deed of Transfer: T38779/2021 Also known as: 12 Piriet Street, Reefhaven, Roodepoort. Magisterial District: Johannesburg West Improvements: Main Building: 3 bedrooms, 1 bathroom, dining room, kitchen, 1 garage, 1 carport. Other: Precast fencing, 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.Registration conditions

Dated at Pretoria, 2023-11-15.

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/F7119.

**Case No: 2022/1024**

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

**In the matter between: GAUTENG DIVISION, PRETORIA and CYNTHIA ZUZIWE NTOZAKE (Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-12-08, 10:00, Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven**

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 R270,862.13 will be held by the Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven on 8 December 2023 at 10:00 the under-mentioned property of the Defendant on the conditions which will lie for inspection at the offices of the Sheriff Roodepoort North prior to the sale : CERTAIN: A UNIT CONSISTING OF - (A) SECTION NO. 26 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS116/1991, IN THE SCHEME KNOWN AS THORA COURT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT HORISON EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 103 (ONE HUNDRED AND 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 ST25673/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED WHICH BEARS THE ADDRESS: SECTION 26 (DOOR 101) THORA COURT, 114 KITE STREET, HORISON EXTENSION 1, ROODEPOORT, GAUTENG 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: 2 BEDROOMS, BATHROOM, LOUNGE, KITCHEN & 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 Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven. The office of the Sheriff Roodepoort North will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff of the High Court Roodepoort North -182 Progress Avenue, Lindhaven

Dated at SANDTON, 2023-11-13.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT20759.

**Case No: 256/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Celia-May Dekker, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-06, 10:00, 74 SADC Street, Middelburg**

A Sale In Execution of the undermentioned property is to be held at the Sheriff's Offices, 74 SADC Street, Middelburg, by the Sheriff Middelburg on Wednesday, 06 December 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Middelburg, 74 SADC Street, Middelburg 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. 11 as shown and more fully described on Sectional Plan No. SS45/2009 in the scheme known as Stone Ridge in respect of the land and building or buildings situated at Erf 3466 Aerorand Township, Local Authority: Steve Tshwete Local Municipality, of which section of the floor area, according to the said sectional plan is 146 (one hundred and forty six) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST6961/2020; Also known as 11 Stone Ridge, 33 Roggeveld Street, Aerorand, Middelburg. Magisterial District: Steve Tshwete Improvements: A Sectional Title Unit with: 3 bedrooms, 2 bathrooms, open plan kitchen and lounge. 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 is available 24 hours prior to the auction at the office of the Sheriff Middelburg, 74 SADC Street, Middelburg (Mpumalanga). 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The office of the Sheriff for Middelburg (Mpumalanga) will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-11-15.

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/F6939.

**Case No: 26702/2022**

**Docex: DX 136, PRETORIA**

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

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

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

**2023-12-08, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In terms of a judgement granted on 19 JULY 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 FRIDAY 8 DECEMBER 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, to the highest bidder subject to a reserve of R503,000.00 (FIVE HUNDRED AND THREE THOUSAND RAND). DESCRIPTION OF PROPERTY 1. (a) A Unit Consisting of - Section No. 11 as shown and more fully described on Sectional Plan No. SS241/1994, in the scheme known as TERRACE HILL in respect of the land and building or buildings situate at WELTEVREDENPARK EXTENSION 73 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan 70 (70) 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. ST43887/2019 2. An exclusive use area described as COVERED PARKING NO. P11 measuring 13 (THIRTEEN) square metres being as such part of the common property, comprising the land and the scheme known as TERRACE HILL in respect of the land and building or buildings situated at WELTEVREDENPARK EXTENSION 73 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS241/1994 Held by NOTARIAL DEED OF CESSION SK2963/2019 3. An exclusive use area described as PARKING NO. P57 measuring 12 (TWELVE) square metres being as such part of the common property, comprising the land and the scheme known as TERRACE HILL in respect of the land and building or buildings situated at WELTEVREDENPARK EXTENSION 73 TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS241/1994 Held by NOTARIAL DEED OF CESSION SK2963/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Street address : Section 11 Terrace Hill, 6 Rolbal Avenue, Weltevredenpark Extension 73 IMPROVEMENTS 3 x Bedrooms, 1 x Bathroom, 1 x Lounge, 1 x Carport and 1 x Kitchen The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : ROODEPOORT 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, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R15 000,00 - EFT only, 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 Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-11-13.

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 / MAT14626 / TH.

**Case No: 4303/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Plaintiff and Dayalan Govender, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-05, 10:00, 293 Lenny Naidu Drive, Bayview, Chatsworth**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution on 05 December 2023 at 10:00 at the Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder subject to a reserve price of R 770 000.00: Portion 38 (of 8) of Erf 106 Chatsworth Township, Registration Division FT KwaZulu-Natal Province, Measuring 186 (one hundred and eighty six) square metres, Held by Deed of Transfer No. T29689/2018 Also known as 279 Florence Nightingale Drive, Westcliff, Chatsworth (Magisterial District - Chatsworth) Zoning: residential (nothing guaranteed) Improvements: The following information is furnished but not guaranteed: 1 Double Storey face brick under tile roof dwelling comprising of: 4 bedrooms, 3 bathrooms, 1 kitchen, pavement, fencing: brick, inner floor finishing: tiles. The main building was designed for business purpose with 4 rooms, at the bottom and open-plan upstairs. The outbuilding consist of a double storey building with two rooms upstairs and two rooms downstairs with toilet and 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 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 sale and shall provide for the payment of the full balance and any such interest payable. the rules of this auction is available 24 hours before the auction at the office of the Sheriff for Chatsworth, 293 Lenny Naidu Drive, Bayview, Chatsworth. The office of the Sheriff for Chatsworth, 293 Lenny Naidu Drive, Bayview, Chatsworth will conduct the sale with auctioneers Ms L.T. Hlophe, Mrs P. Chetty and N. Nxumalo. Advertising costs at current publication rates 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 i.r.o. proof of identity and address particulars c) Payment of Registration fee of R 15 000.00 in cash d) Registration conditions Any person bidding for a property on behalf of another person or body is required by law to produce such person or body's written authorization to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of Sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another, an original Power of Attorney must be submitted before bidding starts. this Power of Attorney must inter alia contain: 1. The full names or name of the institution giving Power of Attorney, together with ID number or CK number, whichever is applicable; 2. The full address of the person/institution mentioned in point 1 above; 3. The full name and ID number of the person given the Power of Attorney who will purchase at the auction on behalf of the principal; 4. The full address of the person mentioned in point 3 above; 5. The full description (title deed) of the property on which the Power of Attorney may be exercised. The individual who will purchase at the auction on behalf of the principal is required to produce his identity document at the sale. The full Conditions can be inspected at the offices of the Sheriff of the High Court, Chatsworth, 293 Lenny Naidu Drive, Bayview, Chatsworth.

Dated at Pretoria, 2023-11-15.

Attorneys for Plaintiff(s): Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6847v.

Case No: 66785/2020

Docex: DX 136, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and CHRIS VAN DER WESTHUIZEN, First Defendant and CORLI VAN DER WESTHUIZEN, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 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 judgement granted on 20 MAY 2021 and 25 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 FRIDAY 8 DECEMBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA, to the highest bidder subject to a reserve of R739 342,20 (SEVEN HUNDRED AND THIRTY NINE THOUSAND THREE HUNDRED AND FORTY TWO RAND AND TWENTY CENTS). DESCRIPTION OF PROPERTY CERTAIN: ERF 927 ANNLIN EXTENSION 36 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG IN EXTENT : 575 (FIVE HUNDRED AND SEVENTY FIVE) square metres HELD BY DEED OF TRANSFER T15028/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 301 Cecil Avenue, Annlin Extension 36, Pretoria IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms and 2 x Garages The nature, extent, condition and existence of the improvements are not anteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : TSHWANE NORTH 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, 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 of R20 000,00 is payable by 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, 2023-11-13.

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 / CLF7982 / TH.

Case No: 6031/2022

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

**In the matter between: FIRSTRAND BANK LIMITED (Plaintiff) and MASIBULELE RICHARD DASTILE (Defendant)**

SALE IN EXECUTION

**2023-12-05, 10:00, at the Sheriff's offices situated at 23 Langverwacht Road, Klipdam, Kuils River**

In pursuance of a judgment granted by the above honourable court dated 6 June 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 5 DECEMBER 2023 at 10:00 at the sheriff's office at 23 Langverwacht Road, Klipdam, Kuils River, Western Cape, to the highest bidder subject to a reserve price of R910 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 2783 Hagley, in City of Cape Town, Stellenbosch Division, Western Cape Province, situated at 23 Sole Street, Hagley; in extent 253 square meters; held by Deed of Transfer No. T45688/2015. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 3 bedrooms, bathroom, open plan kitchen & lounge and single garage. 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, Kuils River South. (Ref. E E Carelse; tel. 021 905 7450).

Dated at TYGER VALLEY, 2023-11-16.

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/F1245.

**Case No: 29626/2014**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: LUISA MARIA IMMACOLATA CARRARA, Plaintiff and CORNUTI SAVOY CC, 1<sup>st</sup> Defendant, PIETRO CARRARA, 2<sup>nd</sup> Defenant & STEFANO CARRARA, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 09:00, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

THE RIGHT, TITLE AND INTEREST IN CORNUTI SAVOY CC (REG NO: 1994/005439/23) (100% MEMBERS INTEREST)

Dated at PRETORIA, 2023-11-17.

Attorneys for Plaintiff(s): JV RENSBURG KINSELLA INC, 5TH FLOOR BLOUKRANS BUILDING, LYNWOOD BRIDGE, CNR LYNWOOD AND DAVENTRY STREETS, LYNWOOD RIDGE, PRETORIA, 0081. Telephone: (012) 007 2274. Attorney Ref: CAR000.

**Case No: 16806/2019**

IN THE MAGISTRATE'S COURT FOR

(JOHANNESBURG CENTRAL HELD AT JOHANNESBURG)

**In the matter between: YORK TOWERS BODY CORPORATE - Execution Creditor and BIBICHE MUKEBWA SIKUZANI, FIRST EXECUTION DEBTOR and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-11, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg**

In PURSUANCE of judgment in the Johannesburg Magistrate's Court and a Warrant of Execution dated 28 July 2023, the property listed below will be sold in execution by the Sheriff Johannesburg Central, on the 11th December 2023 at Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, at 10:00am with reserve to the highest bidder.

PROPERTY:

1. Section no. 15 (Door 35), in the scheme known as YORK TOWERS, with scheme number SS166/1983, under Title Deed ST19038/2021, which is better known as Unit 15 (Door 35) York Towers Body Corporate, 70 Hillbrow Street, Berea in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 162 (One Hundred and Sixty-Two square meters) sqm. in extent; and

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

3. Held by Deed of Transfer ST19038/2021

ALSO KNOWN AS: Unit 15 (Door 35) York Towers Body Corporate, 70 Hillbrow Street, Berea.

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

The property comprising of: 1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Lounge & Carport

THE CONDITIONS OF SALE

The refundable registration fee in the amount R 50 000.00 is payable by EFT prior to the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank guaranteed to be furnished to the sheriff of the court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg.

Dated at Roodepoort, 2023-10-12.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: YOR1/0009.

**Case No: 23548 / 2021**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG CENTRAL HELD AT JOHANNESBURG)

**In the matter between: THE BODY CORPORATE OF SOUTHERN VILLAS EAST, Plaintiff and SEGOMOTSO MALEFA MONTSHIWA, 1<sup>st</sup> Defendant, FIRSTRAND BANK LIMITED, 2<sup>nd</sup> Defendant and CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-12, 10:00, SHERIFF JOHANNESBURG SOUTH AT SHOP NUMBER 2 & 3 VISTA CENTRE, 22 HILLARY STREET, CORNER TREVOR ROAD, GILLVIEW**

A unit consisting of

(a) SECTION TITLE UNIT 33, BEING DOOR NUMBER 133, as shown and more fully described on Sectional Plan No 37 of 1996 in the scheme known as SOUTHERN VILLAS EAST in respect of the land and building or buildings situated at UNIT 33, BEING DOOR NUMBER 133, SOUTHERN VILLAS EAST, 29 DAPHNE STREET, NATURENA, JOHANNESBURG, of which section the floor area, according to the said sectional plan is 46 (FOURTY 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.

IN EXTENT : 46 (FOURTY SIX) SQUARE METRES;

HELD BY : Deed of Transfer No. ST 9216 / 2014 and subject to the conditions contained therein.

MORE specifically known as UNIT 33 BEING DOOR NUMBER 133, SOUTHERN VILLAS EAST, 29 DAPHNE STREET, NATURENA, JOHANNESBURG.

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

Property Description: The premises is a Sectional Title Unit with 2 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Lounge and 1 Carport.

The terms are as follows \_

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

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

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

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

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

RULES OF AUCTION -

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

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 the full advertisement is available 24 hours before the auction at the office of the Sheriff Johannesburg South, Shop Number 2 & 3 Vista Centre, Hillary Street, Cnr Trevor Road, Gillview

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

a. Directive of the Consumer Protection Act 68 of 2008 ("CPA"); (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 office of the Sheriff for Johannesburg South will conduct the sale with auctioneers J.A. Thomas or P. Ora or Ms A. Jegels.

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

Dated at EDENVALE, 2023-11-01.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 20A MARE ROAD, EDENVALE. Attorney Ref: MRS S.L. LOWE / KM / 224 - 100926.

**Case No: NW/KLD/RC - 301/20**

IN THE HIGH COURT OF SOUTH AFRICA

(In the Regional Court for the Regional Division of North West held at Klerksdorp)

**In the matter between: Firststrand Bank Limited, Applicant and Hugo Leonard Nieuwoudt, ID: 7308015026081, 1st Respondent, Sunette Nieuwoudt, ID: 7405070129089, 2nd Respondent and City of Matlosana Municipality 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, Sheriff for Stilfontein & Klerksdorp Office at Shop No 8, Civic Centre, Somerset Avenue, Stilfontein**

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 R1.00 to the highest bidder, will be held by the SHERIFF FOR STILFONTEIN & KLERKSDORP OFFICE at SHOP NO 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN on 08 December 2023 at 10:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 1107 STILFONTEIN EXTENSION 2 TOWNSHIP; REGISTRATION DIVISION I.P., THE PROVINCE OF NORTH WEST; IN EXTENT: 941 SQUARE METRES; HELD BY DEED OF TRANSFER NO T134910/06

Situated: 57 Simon Van Der Stel Avenue, Stilfontein Ext 2

Zoned: RESIDENTIAL

The property consists of MAIN DWELLING WITH ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM KITCHEN, 3 BEDROOMS, BATHROOM, TOILET, ENCLOSED VERANDAH AND 1 OUT GARAGE, SERVANT'S ROOM, BATHROOM/TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF FOR STILFONTEIN & KLERKSDORP'S at SHOP NO 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN. The office of the SHERIFF STILFONTEIN & KLERKSODRP will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee in the amount of R20 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF FOR STILFONTEIN & KLERKSDORP'S at SHOP NO 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN.

Dated at PRETORIA, 2023-09-21.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT6129 R VAN DEN BURG LVDW.

Case No: 1223/2022

IN THE HIGH COURT OF SOUTH AFRICA  
(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Applicant and Samuel Bloase Leshega, ID: 8205115849082, Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, Sheriff Rustenburg at 273 Beyers Naude Drive, Rustenburg**

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 Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R380 000.00 to the highest bidder, will be held by the SHERIFF RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on 08 December 2023 at 10:00AM of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 13679 BOITEKONG EXT 15 TOWNSHIP; REGISTRATION DIVISION J.Q., NORTH-WEST PROVINCE; MEASURING: 207 SQUARE METRES; HELD BY DEED OF TRANSFER NO T106/2017; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 13679 95th AVENUE, BOITEKONG EXT. 15, RUSTENBURG, 0308

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM AND TOILET. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG. The office of the will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee in the amount of R25 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG.

Dated at PRETORIA, 2023-04-11.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17545/R VAN DEN BURG/LVDW.

Case No: 6907/2020

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

**In the matter between: Firststrand Bank Limited, Applicant and Ndivhuho Ronald Nengobela, ID: 8001265595082, 1st Respondent, Mamma Johanna Nengobela, ID: 7809040878081, 2nd Respondent and City of Tshwane Metropolitan Municipality, 3rd Respondent**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 11:00, Office of the Sheriff, Tshwane North at 3 Vos & Brodrick Avenue, The Orchards X 3**

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First and Second Respondents for money owing to the Applicant,

obtained in the above Honourable Court, in the suit, with a reserve price of R732000.00 to the highest bidder, will be held by the SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT 3 on 08 December 2023 at 11:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 1502 THE ORCHARDS EXTENSION 11 TOWNSHIP; REGISTRATION DIVISION J.R., GAUTENG PROVINCE; MEASURING: 2229 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T21176/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 42 Walters Avenue, The Orchards Ext 11, Pretoria

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, DINING ROOM, STUDY, KITCHEN, SCULLERY, 5 BEDROOMS, 4 BATHROOMS, 4 SHOWERS, 4 TOILETS, 2 DRESSING ROOMS, AND 2 OUT GARAGES, BATHROOM/TOILET, GUEST ROOM AND COVERED PATIO. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT 3. The office of the SHERIFF TSHWANE NORTH will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT 3.

Dated at PRETORIA, 2023-09-21.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT5464 R VAN DEN BURG/LVDW.

**Case No: 053275/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firstrand Bank Limited, Applicant and Cornelius Anton Kloppe, ID: 5603135111082, 1st Respondent, City of Ekurhuleni Metropolitan Municipality, 2nd Respondent and The Body Corporate of Mont-Serrat 1, 3rd Respondent**

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

**2023-12-13, 09:00, Sheriff's Office, Palm Ridge, 39A Louis Trichardt Avenue, Alberton North**

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R431 000.00 to the highest bidder, will be held AT SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on 13 December 2023 at 09:00AM 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 72 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS192/1995 IN THE SCHEME KNOWN AS MONT-SERRAT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MEYERSDAL EXT 21 TOWNSHIP, LOCAL AUTHORITY; EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID

SECTIONAL PLAN, IS 67 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 : ST42129/1995 AND DEED OF TRANSFER NO : ST54274/06

Situated: Unit 72 Mont-Serrat, 9 Kingfisher Avenue, Meyersdal Ext 21, Alberton

Zoned: RESIDENTIAL

The property consists of UNIT WITH LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, TOILET AND PATIO AND SHADEPORT. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH. The office sheriff PALM RIDGE will conduct the sale.

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

(a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)

(b) Fica-legislation - proof of identity and address particulars

(c) Payment of a refundable registration fee in the amount of R25 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the SHERIFF'S OFFICE, PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT14801MS R VAN DEN BURG/VAN DER WATT.

**Case No: 17264/2021**

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 MOLAHLEGI PETER MODISE (IDENTITY NUMBER: 741111 5806 08 7), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 11:00, Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In pursuance of a judgment and warrant granted on 16 November 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 8 December 2023 at 11:00 by the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3 to the highest bidder: - CERTAIN: REMAINING EXTENT OF ERF 537 PRETORIA NORTH TOWNSHIP, SITUATED: 339 EEUFEES STREET, PRETORIA NORTH, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG, MEASURING: 1 313 (ONE THOUSAND THREE HUNDRED AND THIRTEEN) SQUARE METRES. Improvements: The information given regarding the improvements on the properties and details regarding the number and nature of rooms within the properties are not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the properties where access to the properties was, for whatever reason, limited or impossible. The improvements on the properties consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 1 X FAMILY ROOM, 1 X STUDY, 3 X BEDROOMS, 2 X BATHROOMS, OUTBUILDING: 2 X GARAGES, 1 X BEDROOM, 1 X BATHROOM, SWIMMING POOL. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property

dated 20 June 2022 and prepared by a Candidate Valuer: Charity Matlala and a Professional Associated Valuer: J van Niekerk. The Valuers gained access to the property when the valuation was conducted and the inventory compiled). HELD by the EXECUTION DEBTOR, MOLAHLEGI PETER MODISE (IDENTITY NUMBER: 741111 5806 08 7) under his name under Deed of Transfer No. T99391/2014. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3. 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 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB002075

Dated at PRETORIA, 2023-11-17.

Attorneys for Plaintiff(s): LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002075.

**Case No: 879/20**

IN THE MAGISTRATE'S COURT FOR  
(REGIONAL DIVISION OF THE WESTERN CAPE HELD AT KNYSNA)

**In the matter between: BRACKENRIDGE ESTATE HOME OWNER'S ASSOCIATION, Plaintiff and ABIGAIL ELIZABETH MORULANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-01, 11:00, 8 Church Street, Knysna**

In pursuance of a judgment granted on the 3 October 2023, in the above Magistrate's Court and under a warrant of execution issued thereafter, the immovable property listed hereunder will be sold in execution on the 01st December 2023 at 11h00, by the Sheriff of the Magistrate's Court, Knysna, at the Office of the Sheriff, 8 Church Street, Knysna, to the highest bidder:

Description: Erf 8302, Brackenridge Estate Home Owners Association, Plettenberg Bay

Street address: Known as Erf 8302, Brackenridge Estate Home Owners Association, Plettenberg Bay

Improvements: The following is given but nothing in this regard is guaranteed.

The Property consists of Vacant Land, held by Abigail Elizabeth Morulane under Deed of Transfer no. T76131/2006.

In extent: 1504 square metres (One thousand five hundred and four)

The full conditions may be inspected by the offices of the Sheriff of the Magistrate's Court, Knysna, 8 Church Street, Knysna.

Dated at Plettenberg Bay, 2023-11-15.

Attorneys for Plaintiff(s): HDRS ATTORNEYS, SUITE 27, MELLVILLES CORNER CENTRE, PLETTENBERG BAY. Telephone: 044 5334485. Fax: 0865757367. Attorney Ref: S WESTHEAD/W6731.

**Case No: 2019/6318**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MARKUS LOURENS BEZUIDENHOUT, 1<sup>st</sup> Defendant & RONEL CECILY BEZUIDENHOUT, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 10:00, SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 11th of January 2022 and in execution of the Writ of Execution of Immoveable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH on TUESDAY the 12TH day of DECEMBER 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with a reserve price of R468,000.00:

CERTAIN: ERF 1019 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R.

THE PROVINCE OF GAUTENG

MEASURING 495 SQUARE METRES

HELD BY DEED OF TRANSFER NO. T58801/1996

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: General Residential (not guaranteed)

The property is situated at 38 KENNEDY STREET, TURFFONTEIN, JOHANNESBURG and consist of a freestanding single storey building with brick walls, corrugated iron roof, wood floors, a lounge, dining room, 3 bedrooms, kitchen, a bathroom, and a watercloset with 2 outer rooms (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions, rules of this auctions and a full advertisement can be inspected 24 hours before the auction at the offices of the said sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW 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 must register prior to the auction and pay a deposit of R50,000.00 (EFT) that must reflect in the sheriff's account prior to the sale and which amount is refundable.

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 JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or A JEGELS.

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

Dated at Johannesburg, 2023-11-11.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.Nel/RN/15262.

**Case No: 2022/9081**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Breeze Court Investments 55 (PTY) LTD  
- 1st Execution Debtor and CHIHOTA: Kurauwonde Ndakashya Francis - 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 11:00, Sheriff Randburg South West, 1st Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 September 2022, in terms of which the below property will be sold in execution by the Acting Sheriff RANDBURG SOUTH WEST on THURSDAY, 7 DECEMBER 2023 at 11:00 at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with a court reserve of R152 000.00.

A unit consisting of -

(a) Section No. 7 as shown and more fully described on Sectional Plan No. SS240/1982, in the scheme known as GERBERA GARDENS in respect of the land and building or buildings situate at WINDSOR TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan, is 53 (Fifty Three) square metres in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST25707/08

which is certain, and is zoned as a residential property inclusive of the following: Main Building: LOUNGE, DINING (OPEN PLAN), KITCHEN, 1X BATHROOM, 1X BEDROOM, OUTBUILDING: BALCONY - WHICH CANNOT BE GUARANTEED

The property is situated at: 7 GERBERA GARDENS, 70 DUCHESS AVENUE, WINDSOR, RANDBURG in the magisterial district of JOHANNESBURG NORTH

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand)

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-02-03.

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/MAT29242/rm. Attorney Acct: Citizen.

**Case No: 011487-2023**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Lutendo Khedzi, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 11:00, 3 Vos & Broderick Street, The Orchards Ext 3**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Tshwane North to the highest bidder Subject To A Reserve Price Of R480 000.00 and will be held at 3 Vos & Broderick Avenue, The Orchards Ext 3 on 08 December 2023 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 3 Vos & Broderick Avenue, The Orchards Ext 3, prior to the sale.

A Unit Consisting Of:

Section No. 15 as shown and more fully described on Sectional Plan No. SS375/2016 in the scheme known as Northfield Manor in respect of the land and building or buildings situate at Pretoria North Township, Local Authority: City of Tswane, of which section the floor area, according to the said sectional plan, is 74 (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 under Deed of Transfer No. ST52611/2016

situated at Unit 15 Northfield Manor, 218 Emily Hobhouse Avenue, Pretoria North.

Situated in the Magisterial District of Tshwane North.

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

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

Outside Buildings: Carport.

Sundries: Balcony.

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, 2023-10-23.

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: MAT452577/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 40315/2019**

**Docex: PH46A**

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

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

NOTICE OF SALE IN EXECUTION

**2023-12-13, 09:00, 39A Louis Trichardt Street, Alberton North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Palm Ridge to the highest bidder without reserve and will be held at 39A Louis Trichardt Street, Alberton North on 13 December 2023 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North, prior to the sale.

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

Measuring: 225 (Two Hundred and Twenty Five) Square Metres.

Held under Deed of Transfer no. T47045/2018

Situated in the Magisterial District of Palm Ridge.

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

Main Building: Lounge, Dining Room, 3 Bedrooms, Kitchen, Bathroom, Toilet.

Outside Buildings: None.

Sundries: None.

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

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-09-16.

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: MAT436531/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 60645/2019**

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

**In the matter between: BODY CORPORATE OF MORGENHOF, Plaintiff and THEBE ORIA KHASU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 11:00, Sheriff Tshwane North, Vos & Brodrick Avenue, The Orchards, Ext 3**

The Property, more fully described:

Unit No. 56 as shown and more fully described on Sectional Plan No. SS 653/2014 in the scheme known as MORGENHOF in respect of the land and building or buildings situated at HESTEAPARK EXT 19, 582,0, of which section the floor area, according to the said Section Plan, is 63 (Sixty Three) 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 ST 74384/2014.

Also known as UNIT 56, MORGENHOF BODY CORPORATE, WATERBROK STREET, HESTEAPARK, EXT 19, AKASIA O182

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: Residential

Measuring: 63 (Sixty Three) SQUARE METRES

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 consisting of the following: 2 bedrooms, 1 lounge, 1 kitchen and 1 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, 2023-11-02.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2810.

**Case No: 2022/7800**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Judgment Creditor and Henok Hadgu Kinfe, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-07, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 04 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff KEMPTON PARK/TEMBISA on 07 DECEMBER 2023 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 to the highest bidder subject to the reserve of R460 000.00.

1. A Unit consisting of:

(a) Section No. 58 as shown and more fully described on Sectional Plan No. SS905/2007, in the scheme known as GRIFFENDALE in respect of the land and building or buildings situate at EDLEEN EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 66 (SIXTY-SIX) square metres in extent; and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No.ST114162/2007

2. An exclusive use area described as GARDEN No. G58 measuring 36 (Thirty-Six) square metres being such part of common property, comprising the land and the scheme known as GRIFFENDALE in respect of the land and building or buildings situated at EDLEEN EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan Number SS905/2007. HELD BY NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA NO. SK6303/2007S.

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

Main Building: 2 bedrooms, bathroom, TV/living room, kitchen and carport - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 58 GRIFFENDALE, MOODERFONTEIN ROAD, EDLEEN EXT 5 KEMPTON PARK and falling within the Magisterial District of EKURHULENI NORTH.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditor'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 KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1.

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 KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-17.

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/MAT31374. Attorney Acct: M PALM/JD/MAT31374.

**Case No: 25549/2012**

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

**In the matter between: FISTRAND BANK LIMITED T/A FNB PRIVATE CLIENTS, Plaintiff and MAGASHE TITUS MAFOLO, 1<sup>st</sup> Defendant, WILHEMINA MAFOLO, 2<sup>nd</sup> Defendant and HENTIQ 2412 (PTY) LTD, 3<sup>rd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 11:00, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment and warrant granted on 3 SEPTEMBER 2012 in the above Honourable court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 8 DECEMBER 2023 at 11:00 by the Sheriff of the High Court, SHERIFF TSHWANE NORTH at 3 CNR VOS & BRODRICK AVENUE, THE ORCHARDS, EXT 3 to the highest bidder: CERTAIN: PORTION 9 OF ERF 55 THE ORCHARDS TOWNSHIP REGISTRATION DIVISION J.R., GAUTENG PROVINCE MEASURING 1057 (ONE THOUSAND AND FIFTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T98200/1944 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED SITUATED: 65 HULTAN ROAD, THE ORCHARDS, PRETORIA MAGISTERIAL DISTRICT: TSHWANE 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 whatsoever reason, limited or impossible. The improvements on the property consists of the following: DWELLING CONSISTS OF (NOT GUARANTEED) 1 X LOUNGE, 1 X FAMILY ROOM, 1 X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS (2X WATER CLOSETS, 1 X BATHROOM / WATER CLOSET) 1 VISTOR'S PARKING HELD by the FIRST AND SECOND JUDGMENT DEBTORS, MAGASHE TITUS MAFOLO (IDENTITY NUMBER: 560704 5340 087) and WILHEMINA MAFOLO (IDENTITY NUMBER: 591211 0799 088) under their names under Deed of Transfer No.T98200/1994. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff TSHWANE NORTH at 3 CNR VOS & BRODRICK, THE ORCHARDS EXT 3 TAKE FURTHER NOTE: In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an Order granted against the Judgment Debtors for money owing to the Execution Creditor, potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act , 38 of 2001. The Purchaser will be required to effect payment of a registration fee in the amount of R50 000.00. All terms and conditions available at Sheriff Tshwane North, 3 Cnr Vos & Brodrick, The Orchards Ext 3.

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS, 1ST FLOOR, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN. Telephone: 012 361 5001. Attorney Ref: L KILIAN // FNB0013 // SH.

**Case No: 2020/6317**

**Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) PTY Limited, First Judgment Creditor and Absa Bank Limited and Second Judgment Creditor and Jimmy Ludovic Jocelyn Larhubarbe, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**NOTICE OF SALE IN EXECUTION, 10:00, 10:00**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 07 DECEMBER 2020, 23 MARCH 2022 and 15 JUNE 2023 respectively in terms of which the below property will be sold in execution by the Sheriff KEMPTON PARK / TEMBISA on 07 DECEMBER 2023 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 to the highest bidder without a reserve price.

1. A UNIT CONSISTING OF:

(a) Section no. 17 as shown and more fully described on sectional plan no. SS125/1981 in the scheme known as JEAN GARDENS in respect of the land and building or buildings situate at ERF 2392 KEMPTON PARK EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the sectional plan is 60 (sixty) square metres in extent, and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NO.ST106035/2015

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

2 bedrooms, bathroom, kitchen, dining room and lounge - WHICH CANNOT BE GUARANTEED.

The property is situated at: Unit 17 Jean Gardens, E4, 4 Thistle Road, Kempton Park Ext 8.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1.

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 KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-17.

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/MAT28763. Attorney Acct: The Citizen.

**Case No: 034469/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor and Mbalentle Madidilane, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-12, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R454 962.11 and will be held on 12 December 2023 at 10H00 at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

A Unit Consisting Of:

Section No. 2 as shown and more fully described on Sectional Plan No. SS40/2012 in the scheme known as 36 Sixth Street in respect of the land and building or buildings situate at La Rochelle, Local Authority: City of

Johannesburg, of which section the floor area, according to the said sectional plan, is 36 (Thirty Six) square metres in extent;

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

Held under Deed of Transfer No. ST39777/2021

situated at Unit 2 36 Sixth, 26 6th Street, La Rochelle.

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Covered Patio.

Outside Buildings: 2 Staff Quarters, 1 Staff 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 HP Ndlovu Inc, Boksburg, 2023-10-24.

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: MAT4428/BJ/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 58552/2020**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and LEKGOBANE ISAAC MAHLATJI, ID NO: 800810  
5778 083, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 10:00, SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as with a reserve price of R340 000.00 will be held BY THE SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN on 7 DECEMBER 2023 at 10H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the High court district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the SHERIFF CULLINAN, NO 1 FIRST STREET, CULLINAN

BEING: ERF 615 GLENWAY ESTATE TOWNSHIP, REGISTRATION DIVISION J.R, PROVINCE OF GAUTENG

MEASURING 255 (TWO HUNDRED AND FIFTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER T41863/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

PHYSICAL ADDRESS: 2546 ISIPHELO STREET, GLENWAY ESTATE, MAMELODI, PRETORIA

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 3 X BEDROOMS, 1.0 X BATHROOMS, 1 X KITCHEN, 1 X LIVING ROOM.

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND), 3.5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-11-03.

Attorneys for Plaintiff(s): Delberg Attorneys, Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361 5001. Fax: (012) 361 6311. Attorney Ref: VIJAYTA RANA/ sn / NHL0407.

**Case No: 7621/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Magdeline Maluma, Judgement Debtor**

**N NOTICE OF SALE IN EXECUTION**

**2023-12-08, 14:00, 612 Voortrekker Road, Brakpan**

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 Brakpan to the highest bidder subject to a reserve price of R1 080 000.00 and will be held at 612 Voortrekker Road, Brakpan on 08 December 2023 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 612 Voortrekker Road, Brakpan, prior to the sale.

Certain: Erf 477 Dalpark Extension 1 Township, Registration Division I.R., Province of Gauteng, being No 8 Anker Road, Dalpark Ext 1.

Measuring: 1 137 (One Thousand One Hundred and Thirty Seven) Square Metres;

Held under Deed of Transfer No. T42847/2017

Situated in the Magisterial District of Brakpan.

Property Zoned - Residential 1

Height - 2 (In Storeys)

Cover - 50%

Build Line -

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, Study, Kitchen, Pantry, 3 Bedrooms, 2 Bathrooms, Covered Patio, Living Room.

Outside Buildings: 2 Garages, Staff Quarters With 1 Staff Bathroom / WC, 4 Carports.

Sundries: None.

1. All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

2. The rules of the Auction and Conditions of Sale are available at the office of the Sheriff as set out above.

3. The Purchaser shall pay:

3.1 The Purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the Sheriff 6% (six percentum) Sheriff's commission on the first R100,000.00 and 3.5% (three comma five percentum) on R100,001.00 - R400,000.00 and 1.5 % (one point five percentum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of VAT), which commission shall be paid by the purchaser.

3.2 A deposit of 10% of the Purchase Price immediately on demand by the Sheriff. The Balance of the Purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Judgment Creditor's Attorney, which shall be furnished within 21 days after the date of sale.

Registration as buyer is a Pre Requisite subject to conditions, inter alia:

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

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

(c) Payment of a registration fee of - R20 000.00 - in cash

(d) Registration conditions

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Brakpan, 612 Voortrekker Road, Brakpan

Dated at HP Ndlovu Inc., Boksburg, 2023-10-23.

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: 0866781356. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 65025/2019**

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

**In the matter between: THORNBROOK GOLF ESTATE PROPERTY OWNERS ASSOCIATION, Plaintiff and  
HAROLD MARTIN MATHEBULA, 1<sup>st</sup> Defendant and ULENDIA SIBUYI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 11:00, Sheriff Tshwane North at Vos & Brodrick Avenue, The Orchards Ext 3**

The Property, more fully described: ERF 1609, THERESAPARK EXT 42 (PRETORIA), REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG

MEASURING 839 (EIGHT HUNDRED AND THIRTY-NINE) SQUARE METERS

HELD UNDER DEED OF TRANSFER NUMBER T67764/2016.

Also Known as: ERF 1609, 6846 BOUDUES STREET, THORNBROOK GOLF ESTATE PROPERTY OWNERS' ASSOCIATION, 235 WATERBOK STREET, THERESAPARK, 0182.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 839 (EIGHT HUNDRED AND THIRTY-NINE) SQUARE METRES

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

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

Dated at BENONI, 2023-10-31.

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

**Case No: 011753/2023**

**Docex: PH46A**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY LIMITED, Judgement Creditor and Wisani  
Brighton Mhlongo, 1st Judgement Debtor and Dimakatso Onicca Mareme, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Roodepoort North to the highest bidder subject to a reserve price of R470 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 08 December 2023 at 10:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort prior to the sale.

Certain:

A Unit Consisting of:

Section No. 107 as shown and more fully described on Sectional Plan No. SS215/2006 in the scheme known as The willows estate in respect of the land and building or buildings situate at Willowbrook Extension 18 Township, Local Authority: City of Johannesburg, Metropolitan Municipality of which section the floor area, according to the said sectional plan is 76 (Seventy Six) square metres in extent;

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

held under Deed of transfer no. ST40836/2015

situated in the Sectional scheme known as Unit 107 Willows Estate, 1 Cabernet Street, Ruimsig being the chosen domicilium citandi et executandi

Situated in the Magisterial District of Roodepoort North

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

Main building: 2x Bedrooms, 2x Bathrooms, Livingroom, Lounge, Kitchen, Study

Outside buildings: None

Sundries: Brick, Facebrick, Tiles

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-10-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT4603/IM. Attorney Acct: Hammond Pole Attorneys.

**Case No: 2110/2020**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mda, Nondumiso, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-12, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale in execution will be held by the offices of the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park, on Tuesday the 12th day of December 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: A Unit consisting of: (a) Section No. 202 as shown and more fully described on Sectional Plan No SS5/1997 in the scheme known as LION RIDGE in respect of the land and building or buildings situate at RIDGEWAY EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG LOCAL MUNICIPALITY, of which the section the floor area, according to the said sectional plan is 47 (Forty 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 ST37759/2015 and situate at SECTION 202 LION RIDGE, 53 JEANETTE STREET, RIDGEWAY EXTENSION 8, JOHANNESBURG, GAUTENG. IMPROVEMENTS: The following information is furnished in respect of the improvements: CONSTRUCTED OF BRICK WALLS AND ASBESTOS SHEETING ROOF. MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM. OUT BUILDINGS: CARPORT. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Sheriff for JOHANNESBURG WEST, MR INDRAN ADIMOOLUM will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park 24 hours before the sale. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction. Registration for auctions is open the day before the auction from 9h30 to 13h00 and closes at 9h30 on the day of the auction. 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R30 000.00 via EFT prior to the commencement of the auction in order to obtain a buyer's card. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-11-13.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S56192.

Case No: M564/2022

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

**In the matter between: INVESTEC BANK LIMITED, REGISTRATION NUMBER: 1969/04763/06, Plaintiff and BOITSHEPO CEDRICK MOSWA (IDENTITY NUMBER: 901229 5834 085), 1<sup>st</sup> Defendant and PHINDOKUHLE NOKUZOLA MONA (IDENTITY NUMBER: 91224 0365 082), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10:00, SHERIFF OF THE HIGH COURT, SHERIFF RUSTENBURG, GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG**

In pursuance of a judgment and warrant granted on 9 FEBRUARY 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 8 DECEMBER 2023 at 10:00 by the Sheriff of the High Court, SHERIFF RUSTENBURG at GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG to the highest bidder: CERTAIN : ERF 338 WATERKLOOF EAST EXTENSION 12 TOWNSHIP SITUATED : STAND 338, HEXRIVER LIFESTYLE ESTATE, WATERKLOOF EAST, NORTH WEST MAGISTERIAL DISTRICT : RUSTENBURG REGISTRATION DIVISION : J.Q., GAUTENG PROVINCE MEASURING : 575 (FIVE HUNDRED AND SEVENTY-FIVE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatsoever reason, limited or impossible. The improvements on the property consists of the following: DWELLING CONSISTS OF: RESIDENTIAL MAIN DWELLING: 3X BEDROOMS (ESTIMATED) 2X BATHROOM (ESTIMATED) 1X KITCHEN (ESTIMATED) 1X LOUNGE (ESTIMATED) 1X DINING ROOM (ESTIMATED) OTHER: 2X GARAGES (ESTIMATED) ROOF TYPE: TILES WALL TYPE: BRICKS WINDOW TYPE: STEEL The afore going inventory is borne out by a valuation report in respect of the property dated 13 July 2023 and prepared and signed by Theo Rademan from DCC Rademan Valuers. The property was inspected by Theo Rademan externally or partially through windows. HELD by BOITSHEPO CEDRICK MOSWA (IDENTITY NUMBER: 901229 5834 085) and PHINDOKUHLE NOKUZOLA MONA (IDENTITY NUMBER: 91224 0365 082), under their names under Deed of Transfer No. T47752/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court, SHERIFF RUSTENBURG at GROUND FLOOR, 209 BEYERS NAUDE, RUSTENBURG.

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS C/O NIENABER & WISSING ATTORNEYS, 1ST FLOOR, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN C/O 4204 PALMER CRESCENT, LEOPARD PARK, MAHIKENG. Telephone: 012 361 5001. Attorney Ref: L KILIAN // VTEC0233 // SH.

Case No: 2022/5950

Docex: DX31 SANDTON SQUARE

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

**In the matter between: Nedbank Limited, Execution Creditor and MSOMI: SIBUSISO, First Execution Debtor and MSOMI: SHADY GIRLY, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10H00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 December 2022 in terms of which the below property of the execution debtors will be sold in execution by the Sheriff ROODEPOORT NORTH on FRIDAY, 8 DECEMBER 2023 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with a court reserve of R1 300 000.00. ERF 202 WILGEHEUWEL EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG MEASURING 950 (NINE HUNDRED AND FIFTY) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T38589/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED "the mortgaged property" IMPROVEMENTS: Which is certain and is zoned as a residential property inclusive of the following: 4 bedrooms, 1 tv/living room, lounge, 2.5 bathrooms, dining room, study, kitchen, 2 garages, shed / storeroom, swimming pool, lapa, jacuzzi and a playroom - WHICH CANNOT BE GUARANTEED THE PROPERTY IS ZONED: COMMERCIAL. The property is situated at: 1096 OULAP STREET, WILGEHEUWEL EXTENSION 3 in the magisterial district of JOHANNESBURG WEST. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account

immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R15 000.00 (refundable) 4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-16.

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/fp/MAT30550.

**Case No: 2022/052467**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and BUYISUMUZI MTHALI, 1<sup>st</sup> Defendant & NOSIPHIWE MTHABELA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-12, 10:00, SHERIFF JOHANNESBURG SOUTH SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8th of August 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH on TUESDAY the 12TH day of DECEMBER 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with a reserve price of R1,263,658.58.

CERTAIN: ERF 133 GLENVISTA TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1 071 (ONE THOUSAND AND SEVENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T24466/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 10 DANNY STREET, GLENVISTA, JOHANNESBURG and consists of an entrance hall, lounge, family room, dining room, study, kitchen, 4 bedrooms, 2 bathrooms, 2 showers, 4 waterclosets, 2 out garages and 2 carports, and a servant's room, with a storeroom and watercloset (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions, rules of this auctions and a full advertisement can be inspected 24 hours before the auction at the offices of the said sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW 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 must register prior to the auction and pay a deposit of R50,000.00 (EFT) that must reflect in the sheriff's account prior to the sale and which amount is refundable.

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 JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or A JEGELS.

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

Dated at Johannesburg, 2023-11-03.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/98299.

**Case No: 2021/21883**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Ndivhuwo Ephraim Muvenda, First Judgment Debtor and Philile Muvenda, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-13, 09:00, 39a Louis Trichardt Street, Alberton North**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 30 August 2021 and 17 August 2023 in terms of which the below property will be sold in execution by the Sheriff PALM RIDGE, MR. IAN BURTON OR HIS DEPUTY on 13 DECEMBER 2023 at 09:00 at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH to the highest bidder subject to a reserve price of R50 000.00.

ERF 11271 PALM RIDGE EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 296 (TWO HUNDRED AND NINETY-SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T107287/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

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

MAIN BUILDING: 2 bedrooms, 1 bathroom, 1 kitchen, 1 lounge and 1 toilet

OUT BUILDING: 1 bedroom, 1 bathroom and a single garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 11271 Ngezu Street, Palm Ridge Ext 7.

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 Judgment Creditors' 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 property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R25 000.00 (refundable) payable prior to commencement of the auction.
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 PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-23.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: N GAMBUSHE/JD/MAT30134. Attorney Acct: The Citizen.

**Case No: 33137/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and MATSHEPO CHRISTINA NKUNA, ID NO. 8807070894084, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 11:00, SHERIFF TSHWANE NORTH, 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 above action, a sale as a unit with a reserve price of R350 000.00 will be held BY THE SHERIFF TSHWANE NORTH AT 3 VOS & BRODRICK AVENUE, THE ORCHARDS, EXTENSION 3 on 8 DECEMBER 2023 at 11H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the SHERIFF TSHWANE NORTH AT 3 VOS & BRODERICK AVENUE, THE ORCHARDS, EXTENSION 3

BEING: ERF 5379 SOSHANGUVE EAST EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION J.R PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER T89644/2017

PHYSICAL ADDRESS: 5379 SOSHANGUVE EAST, BLOCK VV, EXTENSION 5, PRETORIA

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 3 X BEDROOMS, 2.0 X BATH ROOMS, 1 X KITCHEN AND 1 X LIVING ROOM

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND), 3.5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-10-26.

Attorneys for Plaintiff(s): Delberg Attorneys, Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361 5001. Fax: (012) 361 6311. Attorney Ref: VIJAYTA RANA/ sn / NHL0382.

**Case No: 2022/004708****Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and LINDIWE NYILIKA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 10:00, THE SHERIFF'S OFFICE JOHANNESBURG WEST 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK:**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18th of July 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 JOHANNESBURG WEST on TUESDAY the 12th day of DECEMBER 2023 at 10:00 at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK:

CERTAIN: ERF 278 ROBERTSHAM TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T45838/2019

SUBJECT to such conditions as set out in the aforesaid Title Deed

ZONING: Residential (not guaranteed)

The property is situated at 3 (DOOR 12) SCAW STREET, ROBERTSHAM, JOHANNESBURG and consists of a brick and tile dwelling, with a main building with a garage, a dining room, a kitchen, a veranda, 3 bedrooms and 1 toilet and bath (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected 24 hours prior to the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG WEST situated at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

a) Directive of the Consumer Protection Act 68 of 2008 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) Registration for auctions is open the day before the sale from 9:30 to 13:00 on the day before the sale, or before 9:30 on the day of sale and pay a deposit of R30,000.00 (EFT) which is refundable.

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

Dated at Johannesburg, 2023-11-02.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.Nel/PM/89934.

**Case No: 13830/2022**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Njabulo Morgan Ntuli, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-07, 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 & Tembisa to the highest bidder subject to a reserve price of R850 000.00 and will be held on 07 December 2023 at 5 Anemoon Street, Glen Marais Ext 1 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 5 Anemoon Street, Glen Marais Ext 1, prior to the sale.

Certain: Erf 453 Rhodesfield Township, Registration Division I.R., Province of Gauteng, being 6 Hurricane Street, Rhodesfield

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

Held under Deed of Transfer No. T12385/2020

Situated in the Magisterial District of Kempton Park & Tembisa.

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, Study, Kitchen, 3 Bedrooms, Bathroom, Separate Toilet, Covered Patio.

Outside Buildings: 2 Garages, 5 Carports, 2 Shadeports.

Sundries: Cottage / Flat Consisting of: Lounge, Kitchen, 2 Bedrooms, Bathroom with Bath, WC & Basin, Covered Patio.

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

Dated at HP Ndlovu Inc, Boksburg, 2023-10-23.

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: MAT3760/BJ/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 28132/2020**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Mbekezeli Phungula, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

IN Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Roodepoort North to the highest bidder subject to a reserve price of R130,000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 08 December 2023 at 10h00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

A unit consisting of:

Section No. 57 as shown and more fully described on Sectional Plan No. SS150/1995 in the scheme known as Monte Carlo in respect of the land and building or buildings situate at Weltevredenpark Extension 30 Township, Local Authority: City Of Johannesburg, of which section the floor area, according to the said sectional plan, is 74 (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 under Deed of Transfer No. ST34265/2016

situated at Unit 57 (Door 57) Monte Carlo, 57 Vale Road, Weltevredenpark Ext 30.

Situated in the Magisterial District of Roodepoort.

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

Main Building Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC

Outside Buildings Carport

Sundries: Swimming Pool

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-10-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Fax: 0866781356. Attorney Ref: MAT439786/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 7545/2019**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Deon Willem Jacobus Pretorius, 1st Judgement Debtor and Angela Jane Pretorius, 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-11, 13:15, Magistrate's Court, Els Street, Heilbron**

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 Heilbron to the highest bidder without reserve and will be held on 11 December 2023 at Magistrate's Court, Els Street, Heilbron at 13H15 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Magistrate's Court, Els Street, Heilbron, prior to the sale.

Certain: Erf 174 Oranjeville, District Of Heilbron, Registration Division R.D., Province of Free State Province, being 24 Rocco Street, Oranjeville

Measuring: 937 (Nine Hundred And Thirty Seven) Square Metres;

Held under Deed of Transfer No. T8110/2014

Situated in the Magisterial District of Heilbron.

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

Main Building: Open Plan Kitchen, Living Room, Dining Room, 2 Bedrooms, 2 Toilets, 2 Basins And A Shower.

Outside Buildings: 3 Garages.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-10-23.

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: MAT1214\IM. Attorney Acct: HP Ndlovu Inc, Boksburg.

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**Case No: 23239/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

NOTICE OF SALE IN EXECUTION

**2023-12-08, 11:00, Cnr of 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Tshwane North to the highest bidder subject to a reserve price of R500 000.00 and will be held on 08 December 2023 at Cnr of 3 Vos & Brodrick Avenue, The Orchards Extension 3 at 11:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at Cnr of 3 Vos & Brodrick Avenue, The Orchards Extension 3, prior to the sale.

Certain: Erf 3117 Soshanguve East Extension 3 Township, Registration Division J.R., Province of Gauteng, being 6570 Kgosigadi Street, Soshanguve East

Measuring: 253 (Two Hundred and Fifty Three) square metres;

Held under Deed of Transfer No. T57680/2019

Situated in the Magisterial District of Tshwane North.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-10-19.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3001/LM/RL. Attorney Acct: Hammond Pole Attorneys.

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Case No: 2019/26880

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and PAUL ALAN REYNOLDS, 1<sup>st</sup> Defendant & CHERYL NADINE REYNOLDS, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 09:00, SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 4th of March 2020 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF SANDTON SOUTH on TUESDAY the 12TH day of DECEMBER 2023 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND to the highest bidder with a reserve price of R2,240,000.00.

CERTAIN: ERF 797 WENDYWOOD EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG

MEASURING 1 168 (ONE THOUSAND ONE HUNDRED AND SIXTY EIGHT) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T33642/2015

SUBJECT TO CONDITIONS THEREIN CONTAINED.

ZONING: General Residential (not guaranteed)

The property is situated at 28 ALOE STREET, WENDYWOOD EXT 2, SANDTON and consists of an entrance hall, lounge, family room, dining room, study, kitchen, pantry, scullery, 4 bedrooms, 1 shower, 4 waterclosets, 4 out garages, 1 playroom and a patio (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 SANDTON SOUTH situated at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, 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. (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 registration fee in cash/EFT which is refundable.

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

Dated at Johannesburg, 2023-10-30.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.Nel/PM/103732.

Case No: 17230/2022

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Karina Stapelberg - 1st Judgement Debtor and Markus Fensham - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Roodepoort North to the highest bidder subject to a reserve price of R500 000.00 and will be held on 08 December 2023 at 10h00 at 182 Progress Road, Lindhaven, Roodepoort of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

A Unit consisting of:

Section No. 8 as shown and more fully described on Sectional Plan No. SS113/1985 in the scheme known as Maple Mews in respect of the land and building or buildings situate at Lindhaven Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 104 (One Hundred and Four) square metres in extent;

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

Held under Deed of Transfer No. ST5006/2020

Situated at Unit 8 Maple Mews, 24 Maple Street, Lindhaven.

Situated in the Magisterial District of Roodepoort North.

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

Main Building: 3 Bedrooms, TV/Livingroom, 2 Bathrooms, Kitchen

Outside Buildings: 1 Garage

Sundries: None

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-10-23.

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: MAT3771/BJ/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 036495/2022**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and  
Nkumbeleni Joseph Tshivhase, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-07, 09:00, 180 Princes Avenue, Benoni**

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 Benoni to the highest bidder subject to a reserve price of R530 000.00 and will be held on 07 December 2023 at 180 Princes Avenue, Benoni at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 180 Princes Avenue, Benoni, prior to the sale.

Certain: Erf 2217 Alliance Extension 5 Township, Registration Division I.R., Province of Gauteng, being 2217 Polleras Street, Alliance Extension 5, Benoni.

Measuring: 252 (Two Hundred and Fifty Two) Square Metres;

Held under Deed of Transfer No. T34459/2019

Situated in the Magisterial District of Benoni.

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

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

Outside Buildings: None.

Sundries: Solar Heating / Geyser.

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

Dated at HP Ndlovu Inc, Boksburg, 2023-10-23.

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: MAT4446/BJ/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2023-013135**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Christiaan Johann Swanepoel N.O. in his capacity as Trustee of the Lynprop Trust - 1st Judgement Debtor, Lynette Thelma Lyall N.O. in her capacity as Trustee of the Lynprop Trust - 2nd Judgement Debtor, Christiaan Johann Swanepoel - 3rd Judgement Debtor and Lynette Thelma Lyall - 4th Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 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 without reserve and will be held at 182 Leeuwpoot Street, Boksburg on 8 December 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. 77 as shown and more fully described on Sectional Plan No. SS11/2009 in the scheme known as Mannikin Close in respect of the land and building or buildings situate at Parkrand Extension 18 Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 51 (Fifty One) square metres in extent;

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

Held under Deed of Transfer No. ST8463/2009

situated at Unit 77 (Door 77) Mannikin Close, Jubilee Road, Parkrand Ext 18.

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: 2 Bedrooms, 1 Bathroom, Kitchen, Lounge.

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-10-18.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT451999/LW/LC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 2023/000565****Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) PTY Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Ntshuxeko Caleb Valoyi, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 10:00, 5 Anemoon Street, Glen Marais Ext 1**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 04 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff KEMPTON PARK / TEMBISA on 07 DECEMBER 2023 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 to the highest bidder subject to a reserve price of R500 000.00.

A UNIT CONSISTING OF-

(a) Section No.48 as shown and more fully described on Sectional Plan No. SS159/2013, in the scheme known as LUKA'S CORNER in respect of the land and building or buildings situated at BIRCHLEIGH EXTENSION 25 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 76 (Seventy-Six) Square Metres in extent; and

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer Number ST18444/2022. AND SUBJECT TO SUCH CONDITIONS AS SET IN THE AFORESAID DEED

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

2 bedrooms, bathroom, TV/living room, kitchen and carport - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 48 LUKA'S CORNER, JONATHON ROAD, BIRCHLEIGH.

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 KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1.

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 KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-17.

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/MAT33239. Attorney Acct: The Citizen.

**Case No: 2021/14295**

**Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) (PTY) Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Cynthia Ntombenhle Xulu, First Judgment Debtor and Goodhope Sindisiwe Xulu, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 09:00, 180 Princes Avenue, Benoni**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 31 JANUARY 2023 in terms of which the below property will be sold in execution by the Sheriff BENONI on 07 DECEMBER 2023 at 09:00 at 180 PRINCES AVENUE, BENONI to the highest bidder subject to the reserve price of R450 000.00.

A unit consisting of: a) Section No. 32 as shown and more fully described on Sectional Plan No. SS47/2015, in the scheme known as THE ORCHARDS in respect of the land and building or buildings situated at CRYSTAL PARK EXTENSION 28 TOWNSHIP; LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 59 (FIFTY-NINE) square metres in extent; and

b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST45190/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

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

MAIN BUILDING CONSISTING OF: 2 bedrooms, 1 bathroom, 1 kitchen and 1 lounge - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 32 THE ORCHARDS, CNR ORCHARDS & VON BROEMBSSEN ROAD, CRYSTAL PARK EXT 28, BENONI.

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 BENONI at 180 PRINCES AVENUE, BENONI.

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 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 BENONI at 180 PRINCES AVENUE, BENONI during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-10-17.

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/MAT32859. Attorney Acct: The Citizen.

**Case No: 8422/2022**

**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 THEMBA JACOB SHONGWE (IDENTITY NUMBER: 790313 5305 08 2), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 14:00, Sheriff of the High Court Brakpan at 612 Voortrekker Road, Brakpan**

In pursuance of a judgment and warrant granted on 12 August 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 8 December 2023 at 14:00 by the Sheriff of the High Court Brakpan at 612 Voortrekker Road, Brakpan to the highest bidder with the reserve price of R 314 325.00:- CERTAIN: ERF 13595 TSAKANE EXTENSION 9 TOWNSHIPSITUATED: 13595 MAMOHLE STREET, TSAKANE EXTENSION 19, BRAKPAN MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 260 (TWO HUNDRED AND SIXTY) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 2 x Bedrooms; 1 x Bathroom; 1 x Kitchen; and 1 x Lounge DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, THEMBA JACOB SHONGWE (IDENTITY NUMBER: 7903135305082), under his name under Deed of Transfer No T34628/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court, Brakpan at 612 Voortrekker Road, Brakpan. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za). REF. SR/WE/IC000260

Dated at Pretoria, 2023-11-15.

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: S Rossouw/WE/IC000260.

Case No: 1051/2022

Docex: 351

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

**In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and SAKHELE MANYA (IDENTITY NUMBER: 8807195965082), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-08, 10:00, Sheriff of the High Court Rustenburg at 232 Beyers Naude Drive, Rustenburg, 2999**

In pursuance of a judgment and warrant granted on 25 November 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 8 December 2023 at 10:00 by the Sheriff of the High Court Rustenburg at 232 Beyers Naude Drive, Rustenburg, 2999 at to the highest bidder subject to a reserve price of R387 000.00:- CERTAIN: ERF 538 BOITEKONG TOWNSHIPSITUATED: 538 Kolbesodi Street, Boitekong, 0299 MAGISTERIAL DISTRICT: RUSTENBURG REGISTRATION DIVISION: J.Q., NORTH WEST PROVINCE IN EXTENT: 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 3 x Bedroom; 1 x Sitting Room; 1 x Dining Room; 2 x Bathroom; 1 x Kitchen; and 1 x Garage. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, SAKHELE MANYA (IDENTITY NUMBER: 8807195965082), under his name under Deed of Transfer No. T24921/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court Rustenburg at 232 Beyers Naude Drive, Rustenburg, 2999. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000441, C/O SMIT STANTON INCORPORATED, 29 WARREN STREET, MAHIKENG, 2745, PO BOX 117, MAHIKENG, 2745, 0183810180

Dated at Pretoria, 2023-11-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O SMIT STANTON INCORPORATED, 29 WARREN STREET, MAHIKENG, 2745, PO BOX 117, MAHIKENG, 2745, 0183810180. Telephone: (012)817-4843. Fax: 086 697 7980. Attorney Ref: WE/SR/IC000441.

Case No: 1634/2022

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 ELIZABETH THOKO JIANE-MKWANAZI (IDENTITY NUMBER: 710614 0699 08 1), 1<sup>st</sup> Defendant & ELIZABETH THOKO JIANE N.O (IDENTITY NUMBER: 710614 0699 08 1) IN HER CAPACITY AS EXECUTRIX OF THE ESTATE LATE MSHIKASHIKA SAUL MKWANAZI (IDENTITY NUMBER: 680820 5464 08 4), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-13, 11:00, Sheriff of the High Court, Springs at 99 8th Street, Springs**

In pursuance of a judgment and warrant granted on 30 May 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 13 December 2023 at 11:00 by the Sheriff of the High Court, Springs at 99 8th Street, Springs to the highest bidder:- CERTAIN:

HOLDING 253 ENDICOTT AGRICULTURAL HOLDINGS SITUATED: 253 RONALD ROAD, ENDICOTT AGRICULTURAL HOLDINGS, SPRINGS, 1559 MAGISTERIAL DISTRICT: LESEDI REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 2,4432 (TWO COMMA FOUR FOUR THREE TWO) 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: 4 X Bedrooms; 1 x Bathroom; 1 x Toilet; 1 x Kitchen; 1 x Lounge; 1 x Dining Room; 1 x Garage; and Staffroom: 1 x Bedroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by MSHIKASHIKA SAUL MKWANAZI (IDENTITY NUMBER: 680820 5464 08 4) and ELIZABETH THOKO JIANE (IDENTITY NUMBER 710614 0699 08 1), under their names under Deed of Transfer No T4930/2016. The full conditions may be inspected at the offices of the Sheriff of the High Court, Springs at 99 8th Street, Springs. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF,

LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/we/IC000508

Dated at Pretoria, 2023-11-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817- 4843. Fax: 086 697 7980 086 697 7980. Attorney Ref: S Rossouw/we/IC000508.

**Case No: D8626/2021**

**Docex: 351**

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

**In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and NKANYISO MBATHA (IDENTITY NUMBER: 8912196060089), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-14, 10:00, Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging**

In pursuance of a judgment and warrant granted on 14 April 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 14 December 2023 at 10:00 by the Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging to the highest bidder subject to a reserve price of R200 000.00:- CERTAIN: PORTION 234 OF ERF 2281, SAVANNA CITY EXTENSION 1 TOWNSHIP SITUATED: 234 Gibba Crescent, Savanna City Extension 1, 1984 MAGISTERIAL DISTRICT: Johannesburg North REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 155 (ONE HUNDRED AND FIFTY FIVE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Tiled Roof; 2 x Bedrooms; 1 x Kitchen; 1 x Lounge; and 1 x Toilet/Bathroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, NKANYISO MBATHA (IDENTITY NUMBER: 8912196060089), under his name under Deed of Transfer No. T23542/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Vereeniging at 91B General Hertzog Street, Vereeniging. SANRI ROSSOUW, 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/IC000139, C/O LGR INCORPORATED DURBAN BRANCH, Unit 8, One @ Torsvale 1 Torsvale Crescent La Lucia Ridge Durban, 4051, E-mail: [pmoodley@lgr.co.za](mailto:pmoodley@lgr.co.za), Tel: (031) 830 3400, Fax: 086 626 7371

Dated at Pretoria, 2023-11-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR INCORPORATED DURBAN BRANCH, UNIT 8, ONE @ TORSVALE CRESCENT. Telephone: (012)817-4843. Fax: 086 697 7980. Attorney Ref: WE/SR/IC000139.

**Case No: 14343/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and ANDRE JUAN PIEK (IDENTITY NUMBER: 7412025021080), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-14, 12:00, Sheriff of the High Court Bellville High at 26 9th Avenue, Boston, Bellville**

In pursuance of a judgment and warrant granted on 3 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 14 December 2023 at 12:00 by the Sheriff of the High Court Bellville High at 26 9th Avenue, Boston, Bellville to the highest bidder subject to a reserve price of R1 200 000.00:- CERTAIN: REMAINING EXTENT OF ERF 9588

BELLVILLE SITUATED: 26 9TH Avenue, Boston, Bellville, 7530 MAGISTERIAL DISTRICT: Cape Town Central REGISTRATION DIVISION: IN THE CITY OF CAPE TOWN DIVISION CAPE, PROVINCE WESTERN CAPE MEASURING: 1 401 (ONE THOUSAN FOUR HUNDRED AND ONE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: MAIN HOUSE: Thatched Roof; Brick Plastered Walls; 1 x Open Plan Kitchen/Lounge; Swimming Pool; Tripple Garage; 2/3 Bedrooms; OUTBUILDINGS: 5 X Granny Flats Consisting Of 1 x Bedroom, 1 x Lounge and 1 x Kitchen; ADDITIONAL IMPROVEMENTS: Burglar Bars; Electric Fence; and Safety Gates. DWELLING CONSISTS OF: RESIDENTIAL. HELD by the DEFENDANT, ANDRE JUAN PIEK (IDENTITY NUMBER: 7412025021080), under his name under Deed of Transfer No. T28144/2011. The full conditions may be inspected at the offices of the Sheriff of the High Court Bellville at 17 Dell Street, Klipkop, Cape Town. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000709, C/O LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHOLD WAREHOUSE BUILDING, FIR STREET, OBSERVATORY, CAPE TOWN, 7925, TEL: (021) 003 4000, FAX: 086 526 4533

Dated at Pretoria, 2023-11-15.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHOLD WAREHOUSE BUILDING, FIR STREET, OBSERVAT. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/we/IC000709.

**Case No: 4343/2022P**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and VINCENT LUXOLO MTYENDE (Unmarried), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-07, 09:00, THE SHERIFF'S OFFICE, SHERIFF PIETERMARITZBURG HIGH COURT: 20 OTTO STREET, PIETERMARITZBURG**

In pursuance of the judgment granted by this Honourable Court on 31 MAY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price of R850 000.00 by the Sheriff High Court, SHERIFF PIETERMARITZBURG at THE SHERIFF'S OFFICE, SHERIFF PIETERMARITZBURG, HIGH COURT: 20 OTTO STREET, PIETERMARITZBURG on 7 DECEMBER 2023 at 09H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SHERIFF PIETERMARITZBURG: 20 OTTO STREET, PIETERMARITZBURG, 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.

REM OF PORTION 13 OF ERF 1038 PIETERMARITZBURG REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 841 (EIGHT HUNDRED AND FORTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T3414/2013 SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

(also known as: 118 MORCOM ROAD, PIETERMARITZBURG, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: PIETERMARITZBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

Consisting of: 1 LOUNGE, 3 BEDROOMS AND ENSUITE, 1 BATHROOM, 1 CARPORT, TARRED DRIVEWAY AND TILED ROOF (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 of the High Court, Sheriff Pietermaritzburg at: 20 Otto Street, Pietermaritzburg.
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 of the High Court, Sheriff Pietermaritzburg at: 20 Otto Street, Pietermaritzburg for 15 days prior to the date of sale.

The auction will be conducted by the Sheriff, AM Mzimela, or his nominated Deputy.

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

Dated at DURBAN, 2023-11-15.

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: DS0272/DBS/C JACOB/VG/CL.

**Case No: D6794/2021**

**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 KEVINDREN NAIDOO, 1<sup>st</sup> Defendant and SARIKA NAIDOO (MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-04, 09:00, THE SHERIFF'S OFFICE, INANDA DISTRICT 2, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

In pursuance of judgment granted by this Honourable Court on 2 FEBRUARY 2023, and a Warrant of Execution issued, the undermentioned immovable property shall be sold in execution subject to a reserve price of R780 000.00 by the Sheriff of the High Court INANDA DISTRICT 2 at THE SHERIFF'S OFFICE: 82 TREVENEN ROAD, LOTUSVILLE, VERULAM on 4 DECEMBER 2023 at 09H00 (REGISTRATION CLOSES AT 08H50), to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, INANDA DISTRICT 2: 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, 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 2161 VERULAM (EXTENSION 20), REGISTRATION DIVISION F.U, PROVINCE OF KWAZULU-NATAL

IN EXTENT 881 (EIGHT HUNDRED AND EIGHTY ONE) SQUARE METRES;

HELD UNDER DEED OF TRANSFER NO T10208/2008

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

(also known as: 32 CARSULA DRIVE, SOUTHRIDGE, VERULAM EXTENSION 20, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

Consisting of: SINGLE BRICK UNDER TILED, BLOCK UNDER TILE, 1 MAIN BEDROOM WITH BUILT-IN CUPBOARDS AND WOODEN FLOORS, 2 OTHER BEDROOMS WITH WOODEN FLOORS, FAMILY LOUNGE WITH WOODEN FLOORS, OPEN PLAN DINING ROOM WITH WOODEN FLOORS, KITCHEN WITH BUILT-IN CUPBOARDS WITH AN EYE-LEVEL OVEN AND WOODEN FLOORS, 1 GUEST TOILET TILED WITH A WASH BASIN, 1 BATHROOM TILED WITH A TUB AND SHOWER CUBICLE, 1 TOILET AND BATHROOM COMBINED, SLIDING DOORS, ROCKERY GARDEN, SERVANT QUARTERS WITH 1 ROOM AND A TOILET, ELECTRONIC GATE, TARRED DRIVEWAY, BLOCK PRECAST FENCING, BURGLAR GUARDS, AWNINGS, AIR CONDITIONING, A WENDY HOUSE AND A CAR PORT. (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 are available 24 hours prior to the auction at the office of the Sheriff for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam.
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:

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

Fica - To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months).

Payment of Registration deposit of R10 000.00 in cash only.

Registration closes strictly 10 minutes prior to auction. (08:50am)

The 10% deposit plus auction commission is payable in cash or by way of an electronic fund transfer immediately on the fall of the hammer, immediately into the sheriff's standard bank trust account and immediately provide proof thereof to the satisfaction of the sheriff.

Only Registered Bidders will be allowed into the Auction Room.

STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

The office of the Sheriff for Inanda District 2 will conduct the sale with auctioneers RR Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff).

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

Dated at DURBAN, 2023-11-15.

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: DS0031/DBS/C JACOB/VG/CL.

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**Case No: 4232/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: 12 FOUNDRY ROAD (PTY) LTD, Plaintiff and MAGNIFIA TRADING SA (PTY) LTD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, 5 Anemoon Street, Glen Marais, Ext 1**

CERTAIN PROPERTY

Erf 112 Witfontein Ext 25, situated at 20 Sagewood Close, Serengeti Golf and Wildlife Estate, measuring 1020 square meters and held under Title Deed no.T56497/2018

PHYSICAL ADDRESS: 20 Sagewood Close, Serengeti Golf and Wildlife Estate

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1X LOUNGE

1X BATHROOM

1X KITCHEN

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF - TILES

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

2. The Purchaser shall 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.

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Kempton Park & Tembisa, 5 Anemoon Street, Glen Marais Ext 1.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Kempton Park & Tembisa 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 R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Kempton Park & Tembisa during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-11-02.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards. Telephone: 078 584 1745. Attorney Ref: MR J APFEL.

**Case No: 2018/45659**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Myburgh, Renier Ian (Id No. 8006265199082), Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 10:00, Sheriff Vanderbijlpark, Unit 5B Sentio Building, Ground Floor, Frikkie Meyer Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned suit, a sale as a unit without a reserve price will be held by the office of the Acting Sheriff Vanderbijlpark at P & L Building, Ground Floor, Frikkie Meyer and Kelvin Boulevards, Vanderbijlpark on the 8th day of December 2023 at 10h00 of the undermentioned property of the Judgment Debtor on the Conditions which will lie for inspection, prior to the sale, at the offices of the Acting Sheriff Vanderbijlpark at P & L Building, Ground Floor, Frikkie Meyer and Kelvin Boulevards, Vanderbijlpark. The following information is furnished regarding the improvements, though in this regard nothing is guaranteed: Main building: 3 Bedrooms, Bathroom, Lounge, Kitchen, W/C. Outbuilding: Garage. Constructed: Brick under corrugated iron roof. (Improvements/Inventory - Not guaranteed). Certain: Erf 221 Vanderbijl Park Central East No. 1 Township, Registration Division I.Q., The Province of Gauteng. Situated at: 14 Pascal Street, Vanderbijlpark CE1, Vanderbijlpark. Measuring: 557 (Five Hundred and Fifty Seven) square metres. As held by the Judgment Debtor under Deed of Transfer No. T101311/2015. The property is zoned: Residential. Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00 in total, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. The sale is for cash or EFT only. 1) 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 this auction are available 24 hours prior to the auction at the office of the Acting Sheriff Vanderbijlpark at Unit 5B Sentio Building, Ground Floor, Frikkie Meyer Boulevard, Vanderbijlpark. 4) Registration as a buyer is a pre-requisite subject to a specific condition, inter alia: 4.1) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). 4.2) FICA - legislation i.r.o. proof of identity and address particulars. 4.3) Payment of registration deposit of R10000.00 in cash or EFT. 5) The Auctioneer will be Mr P Ora.

Dated at Johannesburg, 2023-10-11.

Attorneys for Plaintiff(s): Rossouws Leslie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011)7269000. Fax: (011)7263855. Attorney Ref: M0020120/N Roets/R Beetge.

Case No: 4232/2021

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

**In the matter between: 12 FOUNDRY ROAD (PTY) LTD, Plaintiff and MAGNIFIA TRADING SA (PTY) LTD,  
Defendant**

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

**2023-12-07, 10:00, 5 Anemoon Street, Glen Marais, Ext 1**

**CERTAIN PROPERTY**

Erf 112 Witfontein Ext 25, situated at 20 Sagewood Close, Serengeti Golf and Wildlife Estate, measuring 1020 square meters and held under Title Deed no.T56497/2018

PHYSICAL ADDRESS: 20 Sagewood Close, Serengeti Golf and Wildlife Estate

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1X LOUNGE

1X BATHROOM

1X KITCHEN

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF - TILES

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission of R22 850 and a minimum of R3000.00; and

2. The Purchaser shall 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.

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Kempton Park & Tembisa , 5 Anemoon Street, Glen Marais Ext 1 .

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Kempton Park & Tembisa 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 R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Kempton Park & Tembisa during normal office hours Monday to Friday.

Dated at JOHANNESBURG,, 2023-11-02.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards. Telephone: 078 584 1745. Attorney Ref: MR J APFEL.

Case No: D5998/2019

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and CHRISTOPHER ALBERT FITZPATRICK, First Execution Debtor, ROBYNNE FITZPATRICK, Second Execution Debtor and QUADS BUSINESS CONSULTING AND SOLUTIONS CC (in its capacity as surety), Third Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-12-13, 10:00, SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

## DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction, subject to a reserve price of R 3, 750, 000.00, on the 13TH day of DECEMBER 2023 at 10h00 at the SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, consists of:

## Property Description:

PORTION 1 OF ERF 136 CHELMSFORDVILLE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2 072 (TWO THOUSAND AND SEVENTY TWO) SQUARE METRES; HELD BY DEED OF TRANSFER T033760/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 18 HALSTEAD ROAD, GILLITTS, KWAZULU-NATAL, 3610 (IN THE MAGISTERIAL DISTRICT OF PINETOWN)

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a triple story attached dwelling consisting of a main dwelling with: 1 entrance hall, 1 lounge, 1 dining room, 1 study, 1 kitchen, 1 scullery, 4 bedrooms, 2 bathrooms, 3 showers, 3 WC, 1 dressing room, 2 out garages, 1 storeroom, 1 bathroom/WC and a second dwelling with: 1 kitchen, 1 bedroom, 1 shower, 1 WC.

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

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

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of THE SHERIFF FOR PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation i.r.o proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 in cash;
  - (d) Registration conditions

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

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

Dated at La Lucia, 2023-11-14.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT17456.

Case No: 2020/29488

Docex: Docex 55 Randburg

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Navarra, Michele Sebastiano, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 10:00, 5 Anemoon Street., Glen Marais Ext 1, 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 Kempton Park Tembisa on 7 December 2023 at 10H00 at Sheriff's Office 5 Anemoon Street, Glen Marais Ext 1, 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: Erf 1150 Glenmarais Extension 1 Township, Registration Division I.R., the Province of Gauteng, measuring 999 (nine hundred and ninety nine) square meters; Held by the judgment debtor under Deed of Transfer T60111/2017; Physical address: 16 Gwarrie Street, Glenmarais Ext 1, Kempton Park, in the Magisterial district of Ekurhuleni North. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Entrance hall, lounge, family room, dining room, study, kitchen, pantry, 3 bedrooms, 2 bathrooms, 2 showers, 2 W/C, 1 dressing room, 2 out garages, 2 carports, 1 servants, bathroom/WC. Terms: The sale is with reserve price of R1,200,000.00 (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 5 Anemoon Street, Glen Marais Ext 1, Gauteng.

Dated at Hurlingham, 2023-10-23.

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/bc/FF003734.

Case No: 1584 OF 2018

Docex: DX 61 JOHANNESBURG

## IN THE MAGISTRATE'S COURT FOR

(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG WEST HELD AT ROODEPOORT)

**In the matter between: THE BODY CORPORATE OF HABANOS SECTIONAL SCHEME, Plaintiff and MPHAHLELE, KUTLWANO ARMSTRONG, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-08, 10:00, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT**

SECTION No. 29 as shown and more fully described on Sectional Plan No SS152/2007 in the Scheme known as HABANOS in respect of the land and buildings situate at 29 HABANOS, STRAUSS AVENUE, WILGEHEUWEL EXT 23, ROODEPOORT Township of which section the floor area according to the sectional plan is 67 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST10522/2014, 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, DININGROOM, 2 BEDROOMS, BATHROOM & CARPORT. ZONING: RESIDENTIAL

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

Dated at ROODEPOORT, 2023-11-01.

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/MAT24899. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

**Case No: 2022/6053****Docex: Docex 55 Randburg****IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Division, Johannesburg)

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Netshanzhe, Maxwell Tshifhiwa, Defendant****NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY****2023-12-08, 10:00, P & L Building, Ground Floor, Cnr Frickie Meyer & Kelvin Boulevards, Vanderbijlpark, 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 Vanderbijlpark on 8 December 2023 at 10H00 at Sheriff's Office Vanderbijlpark, P & L Building, Ground Floor, Cnr Frickie 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 656 (a portion of 643) of Erf 410 Vanderbijlpark Central East No 4 Township; Registration Division I.Q.; The Province of Gauteng, in extent: 425 (four hundred and twenty five) square metres; Held by the judgment debtor under Deed of Transfer T42732/2018; Physical address: 656 / 410 Indaba Street, Vanderbijlpark Central East No 4, Vanderbijlpark, Gauteng, in the Magisterial district of Emfuleni. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 1 x lounge, 1 x kitchen, 3 x bedrooms, 1 x bathroom, 1 x shower, 2 x wc. Terms: The sale is with reserve price of R325,000.00 (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 Frickie Meyer & Kelvin Boulevards, Vanderbijlpark. All bidders are required to register and pay R10,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hurlingham, 2023-11-07.

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/bc/FF004145.

**Case No:****Docex: Docex 55 Randburg****IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Local Division, Pretoria)

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Hlongwane, Sandile Andy, Defendant****NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY****2023-12-08, 11:00, Cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, 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 Tshwane North on 8 December 2023 at 11h00 at Sheriff's Office Cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, 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 29 Of Erf 7380 Soshanguve East Extension 5, Registration Division J.R. Province Of Gauteng, Measuring 179 (One Hundred And Seventy Nine) square meters; Held by the judgment debtor under Deed of Transfer T14387/2017; Physical address: Stand 7380/29 Soshanguve East Extension 5. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Lounge, Kitchen, 3 Bedrooms, Bathroom, Toilet. Terms: The sale is with reserve price of R211, 769.69 (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 Cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, Gauteng.

Dated at Hurlingham, 2023-10-19.

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/bc/FF004601.

**Case No: 4361/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SMC ENTERPRISE 2 CC, 1<sup>st</sup> Defendant, HAPPY EUNICE MATHEBULA, 2<sup>nd</sup> Defendant & MLUNGISI MLANDO NXUMALO, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-06, 09:00, SHERIFF NELSPRUIT at the OFFICE OF THE SHERIFF, 99 JACARANDA STREET, WEST ACRES, MBOMBELA**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 13 April 2023 and a warrant of execution issued thereafter, the immovable property listed hereunder will be sold in execution on Wednesday, 6 December 2023 at 09h00 by the SHERIFF NELSPRUIT at the OFFICE OF THE SHERIFF, 99 JACARANDA STREET, WEST ACRES, MBOMBELA, to the highest bidder. CERTAIN PROPERTY ERF 182 SONHEUWEL TOWNSHIP, REGISTRATION DIVISION J.T., PROVINCE OF MPUMALANGA, MEASURING 1152 (ONE THOUSAND ONE HUNDRED AND FIFTY TWO) SQUARE METRES IN EXTENT HELD BY DEED OF TRANSFER NO. T9172/2018. PHYSICAL ADDRESS The immovable property is situated at 15 Dirkie Uys Street, Sonheuwel, Mbombela. MAGISTRATE DISTRICT Mbombela. PROPERTY DESCRIPTION (NOT GUARANTEED) The immovable property is registered in the name of SMC Enterprise 2 CC. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed, in the event of the information not being correct: MAIN BUILDING PLASTERED AND PAINTED BRICK WALLING; STEEL FRAMED WINDOWS; PITCHED CORRUGATED IRON ROOFING. COVERED ENTRANCE WITH FROSTED GLASS AND ALUMINUM SLIDING DOOR; RECEPTION FOYER; 4X STANDARD INDIVIDUAL OFFICES; MAIN OFFICE; SITTING ROOM; BATHROOM; FROSTED GLASS AND ALUMINUM SLIDING DOOR; BOARD ROOM; KITCHEN. The arrear rates and taxes as at 12 October 2023 were R26 550.18. CONSUMER PROTECTION ACT 68 OF 2008 THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". TERMS: Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 ([URL http://www.infp.gov.za/view/DownloadFileAction?id=99961](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. CONDITIONS OF SALE: The full conditions of sale may be inspected at the offices of the Sheriff Nelspruit - 99 Jacaranda Street, West Acres, Mbombela and at the office of Jason Michael Smith Inc Attorneys, situated at Suite 1, 26 Baker Street, Rosebank, Johannesburg, South Africa, Tel: 011 447 8188; Ref: K. Vinokur - MAT6452.

Dated at JOHANNESBURG, 2023-11-15.

Attorneys for Plaintiff(s): JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Telephone: 011 447 8188. Fax: 086 563 6567. Attorney Ref: K. Vinokur- MAT6452.

**Case No: 2022/23657**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Docex 55 Randburg)

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and MASHADI MPHAAHLELE N.O., Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-12, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park, Johannesburg, 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 Johannesburg West on 12 December 2023 at 10:00 at Sheriff's Office Johannesburg West 139 Bayers Naude Drive, Franklin Roosevelt Park of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 245 West Turffontein Extension

Township, Registration Division I.R., the Province of Gauteng, measuring 508 (Five Hundred and Eight) square metres; Held by the judgment debtor under Deed of Transfer T6515/2017; Physical address: 151 Nelson Road, West Turffontein Extension, Johannesburg, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 1 x lounge, 1 x family room, 1 x dining room, 1 x kitchen, 3 x bedrooms, 2 x bathrooms, 1 x shower, 2 x WC, 1 x out garage, 2 x carports, 1 x servants, 1 x laundry, 1 x storeroom, 1 x bathroom/WC. Terms: The sale is with reserve price of R120,000.00 (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 Johannesburg West 139 Bayers Naude Drive, Franklin Roosevelt Park. All bidders are required to register and pay R30,000.00 refundable registration fee and is payable prior to the commencement of the auction. Registration for the Auction is open 11 December 2023 from 09:30 to 13:00. Registration closes at 09:30 on 12 December 2023.

Dated at Hurlingham, 2023-11-14.

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/bc/FF004225.

**Case No: 3453/2018**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: FIRSTSTRAND BANK LIMITED trading inter alia as FIRST NATIONAL BANK, Plaintiff and HAZYVIEW MOTORLAND CC, 1<sup>st</sup> Defendant and JOSHUA FRANCOIS VAN EEDEN, 2<sup>nd</sup> Defendant**

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

**2023-12-06, 10:00, THE MAGISTRATES' COURT WHITE RIVER**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 12 June 2023 and a Warrant of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on Wednesday, 6 December 2023 at 10H00, by the Sheriff of the High Court WHITE RIVER AND NSIKAZI at THE MAGISTRATES' COURT WHITE RIVER to the highest bidder, without reserve price. Portion 155, (a portion of portion 123) of Farm Burgershall No 21, Registration Division J.U., The Province of Mpumalanga, measuring 4442 square metres in extent, held by deed of transfer T3895/2014. PHYSICAL ADDRESS The property is situated at PORTION 155, (A PORTION OF PORTION 123) OF FARM BURGERSHALL NO 21, R40 PROVINCIAL ROAD, BURGERSHALL. MAGISTRATE DISTRICT Hazyview PROPERTY DESCRIPTION (NOT GUARANTEED) The property is registered in the name of JOSHUA FRANCOIS VAN EEDEN, and consists of the following: MAIN BUILDING: 1 WORKSHOP/STORAGE, 2 LEAN TO DISPLAY AREAS, RETAIL SHOPS, 1 FLAT, 1 COVERED PATIO, 1 BOUNDARY FENCE, 1 PAVING.

The arrear rates and taxes as at 7 November 2023 amounts to R1 375.88.

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

TERMS:

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

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

(b) Fica-Legislation - Proof of identity and address particulars

(c) Payment of a registration fee of R10 000,00 in cash / EFT, or to be determined by the Sheriff

(d) Registration conditions

Dated at JOHANNESBURG, 2023-11-17.

Attorneys for Plaintiff(s): JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Telephone: 011 447 8188. Fax: 086 563 6567. Attorney Ref: M van der Walt - MAT4134. Attorney Acct: JASON MICHAEL SMITH INC ATTORNEYS.

Case No: 947/2017

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 FLORIS JOHANNES JACOBUS NAGEL (ID NUMBER: 610830 5051 083), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 12:00, MAGISTRATE'S COURT POSTMASBURG, 13 JORDAAN STREET, POSTMASBURG**

In pursuance of a judgment of the above Honourable Court dated 7 June 2017 and a Writ for Execution, the following property will be sold in execution on TUESDAY the 12 DECEMBER 2023 at 12:00 at before the Sheriff of KATHU held at MAGISTRATE'S COURT POSTMASBURG, 13 JORDAAN STREET, POSTMASBURG.

CERTAIN: ERF 93 LIME ACRES, SITUATE IN THE DISTRICT OF HAY, PROVINCE NORTHERN CAPE

IN EXTENT: 1 474 (ONE THOUSAND FOUR HUNDRED AND SEVENTY-FOUR) SQUARE METRES

HELD BY: DEED OF TRANSFER NR T3635/2003

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 13A SCHONE STREET, LIME ACRES

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 5 BEDROOMS, 3 BATHROOMS, 1 OTHER. OUT BUILDING: 2 GARAGE, 1 STORE ROOM. STAFF: 1 BEDROOM, 1 BATHROOM. WALLS (INTERIOR & EXTERIOR) PLASTER, ROOF: ASBESTOS (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, KATHU.

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 KATHU, SHOP NO. 8, RIETBOK STREET, SHOPRITE COMPLEX, KATHU.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, KATHU (MR. M MAKGWANE) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-10-13.

Attorneys for Plaintiff(s): McIntyre van der Post Inc., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NN1668.

Case No: 8266/2021P

Docex: 10 Pietermaritzburg

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

**In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Sibangani Mfana Hezecial Mncube N.O (in capacity as Executor for estate late Jabulile Witness Mncube), First Execution Debtor, Sibangani Mfana Hezecial Mncube, Second Execution Debtor and The Master of the High Court of South Africa (Pietermaritzburg) (Administration of Deceased Estates Division), Third Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-14, 12:00, at the office of the Sheriff of the High Court Uthukela 2, 06 Symons Road, Estcourt**

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Uthukela 2 at the Sheriff's office, 06 Symons Road, Estcourt, on 14 December 2023 at 12H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of

the sale: Erf 1358 Estcourt Extension 10, Registration Division Fs, Province of Kwazulu-Natal, In Extent 1198 (One Thousand One Hundred And Ninety Eight) Square Metres; Held By Deed Of Transfer Number T37995/2011 ("the immovable property");

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

1. The property's physical address is: 12 Aloe Street, Estcourt, KwaZulu-Natal (Magisterial District for Uthukela);

2. The improvements consist of: A secured plastered dwelling under tile consisting of 2 bedrooms, 1 lounge, 1 dining room and bathroom

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

TAKE FURTHER NOTICE that:

1. This sale is a Sale In Execution pursuant to a judgment obtained in the above Honourable Court on 13 April 2022;

2. The property shall be sold by the Sheriff for the High Court, Uthukela 2, situated at 06 Symons Road, Estcourt, KwaZulu-Natal, to the highest bidder, subject to a reserve price in the amount of R400 000.00;

3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for High Court, Uthukela 2,

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

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

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

c) Payment of a registration deposit of R10 000.00 in cash only;

d) Registration conditions.

5. The sale will be conducted by the Sheriff for High Court, Uthukela 2, NP Ndlovu and/or Mrs B Luthuli her Deputies as Auctioneers;

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

Dated at Pietermaritzburg, 2023-10-25.

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

**Case No: D5515/2021**

**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, 1ST APPLICANT and ABSA BANK LIMITED, 2ND APPLICANT and MELISSA ANN REDDY, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 10H00, AT THE SHERIFF OFFICE INANDA AREA 1, HIGHER AND LOWER COURTS, UNIT 3,, 1 COURT LANE, VERULAM**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on FRIDAY, 08TH day of DECEMBER 2023 at 10am at the SHERIFF'S OFFICE INANDA AREA 1, HIGHER AND LOWER COURTS, UNIT 3, 1 COURT LANE, VERULAM, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to a reserve amount of R500 000.00. DESCRIPTION: ERF 563 REDFERN, REGISTRATION DIVISION FT. PROVINCE OF KWAZULU NATAL IN EXTENT 200 SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T24355/2015. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 37 LACEFERN CIRCLE, REDFERN, PHOENIX, 4068. MAGISTERIAL DISTRICT: ETHEKWINI. IMPROVEMENTS: DUPLEX STORY WITH TILE ROOF AND PLASTER WALLS, STREET LEVEL CONSISTING OF: 3 BEDROOMS, 1 TOILET, 1 BATHROOM, 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN WITH BUILT IN CUPBOARDS, THE FLOOR IS TILED. OTHERS: BLOCK AND WIRE FENCING. 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 INANDA 1, Higher and Lower courts, Unit 3, 1 Court Lane, Verulam. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, pursuant to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at Unit 3, 1 Court Lane, Verulam, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present

their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R10 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 office of the Sheriff for INANDA AREA 1 with auctioneer MR T A TEMBE. 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 of the High Court, INANDA AREA 1, Higher and Lower courts, Unit 3, 1 Court Lane, Verulam.

Dated at UMHLANGA ROCKS, 2023-11-07.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: 031 5369799. Attorney Acct: MAT13911.

**Case No: D9853/2019**

**Docex: DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Plaintiff and Mthulisi Prequid Ndelu, Identity Number: 850330 5640 08 3, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 12:00, at the sheriff's office, acting sheriff durban south, unit 1/2 elation house, 350/352 stamfordhill road, durban**

This is a sale in execution in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Defendant for money owing to the Plaintiff in the above Honourable court in terms of which the following property will be sold in execution on the 7 December 2023 at 12h00, at the sheriff's office, acting sheriff durban south, unit 1/2 elation house, 350/352 stamfordhill road, durban, in accordance with the Consumer Protection Act 68 of 2008, as amended, to the highest bidder subject to a reserve price if any;

1. A unit consisting of - (a) Section No.22 as shown and more fully described on Sectional Plan No. SS80/1978 in the scheme known as SHIPS AHOY in respect of the land and building or buildings situate at KINGSBURGH, eThekweni Municipality, of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No: ST18461/18 and subject to such conditions as set out in the aforesaid deed. 2 - A unit consisting of (a) Section No.6 as shown and more fully described on Sectional Plan No. SS80/1978 in the scheme known as SHIPS AHOY in respect of the land and building or buildings situate at KINGSBURGH, eThekweni Municipality of which section the floor area, according to the said sectional plan, is 18 (EIGHTEEN) 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: ST18461/18 and Subject to such conditions as set out in the aforesaid deed.

physical address: Flat No.1 Ships Ahoy, 15 William Brown Road, Illovo, Amanzimtoti

zoning: general residential(nothing guaranteed)

improvements:

the following information is furnished but not guaranteed:

A flat consisting of brick walls with cement roof- comprising of 1 main bedroom with en suite with bath, basin, toilet and built in cupboards and tiled floor, 2 bedrooms with built in cupboards with parquet floors, 1 bathroom with shower, basin, toilet, 1 kitchen with built in cupboards, 1 lounge and diningroom combined with enclosed patio, floors tiled, 1 lock up 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 EFT on the day of the sale immediately on the fall of the hammer, immediately into the Sheriff's

Trust account and immediately provide proof thereof to the satisfaction of the Sheriff. The balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for acting Sheriff Durban South, unit 1 / 2 Elation house, 350/352 Stamfordhill Road, Durban and / or online on the Sheriff Durban North/Acting Durban South portfolio on [www.onlineauctions.africa](http://www.onlineauctions.africa). The office of the acting Sheriff for Durban South will conduct the sale with the Sheriff Alan Murugan or His Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) All bidders physically attending the auction are requested to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

D) Registration conditions

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban.

Dated at UMHLANGA, 2023-11-03

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1281. Attorney Acct: Thobani Mthembu.

**Case No: 9004/22**

**Docex: 031 5369700**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: KWAZULU NATAL DIVISION, PIETERMARITZBURG and FRANCIS DUMISANE VILAKAZI, 1ST RESPONDENT and NTOMBIZONDA VIRGINIA VILAKAZI, 2ND RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2023-12-07, 2023-12-07, AT THE SHERIFF OFFICE, 20 OTTO STREET, PIETERMARITZBURG**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 07TH day of DECEMBER 2023 at 09:00, at 20 OTTO STREET, PIETERMARITZBURG to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION. ERF 1384 HILTON (EXTENSION NO. 11) REGISTRATION DIVISION FT. PROVINCE OF KWAZULU NATAL. IN EXTENT 2912 SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T45160/2005. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 64A HILLARY ROAD, HILTON EXT 11, PIETERMARITZBURG. MAGISTERIAL DISTRICT: UMGUNGUNDLOVU MAGISTERIAL DISTRICT. ZONING : RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: MAIN BUILDING: ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 1 SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 BALCONY/PATIOS. FLAT/COTTAGES: 1 LOUNGE, 1 KITCHEN, 1 BEDROOM, 1 BATHROOM. OUTBUILDING: 3 GARAGES. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at 20 OTTO STREET, PIETERMARITZBURG. 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 obtained in the above Honourable court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 20 OTTO STREET, PIETERMARITZBURG, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. c) All bidders are required to pay R15 000.00 (refundable), in cash or bank guaranteed cheque registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions. 4. The auction will be conducted by the office of the Sheriff for Pietermaritzburg High Court with auctioneers Sheriff A M Mzimela and/or her Deputies. 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 at 20 OTTO STREET, PIETERMARITZBURG.

Dated at UMHLANGA ROCKS, 2023-11-07.

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: MAT14112.

**Case No: 4241/2019**

IN THE MAGISTRATE'S COURT FOR  
(PINETOWN)

**In the matter between: TREE TOPS BODY CORPORATE (PLAINTIFF) and TREVOR N MAPHUMULO (1ST DEFENDANT) and LYIENNE S MAPHUMULO (2ND DEFENDANT)**

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

**2023-12-13, 10H00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In Execution of a judgment of the Magistrate's Court for the District of Pinetown, in the abovementioned suit, a sale with a reserve price of R620 000,00 will be held by the SHERIFF, PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN and will be put up to auction on 13TH December 2023, at 10H00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PINETOWN during office hours.

CERTAIN:

"Section Number 22 as shown and more fully described on Sectional Plan Number SS165/1981, in the scheme known as Tree Tops 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 103 (ONE HUNDRED AND THREE) SQUARE METRES, in extent; and an undivided share in the common property in the scheme apportioned to the said extent"

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

Description of Building, Flat, Type of Walls Brick, Security/Electronic Gates, Main House 3 Bedroom, Full Bathroom, Lounge, Kitchen and Built-In-Cupboards

The property is zoned residential.

The sale shall be subject to the terms and conditions of the Magistrate Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the Magistrate Court, PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Take further notice that:

- 1 This sale is a sale in execution pursuant to a judgment obtained in the above Court.
- 2 The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000,00 in cash
  - (d) Registration conditions;
  - (e) The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
  - (f) The office of the Sheriff for Pinetown will conduct the sale with auctioneers NB Nxumalo and/or Mrs S Raghoo;
  - (g) Advertising costs at current publication rate and sale costs according to Court Rules apply.

Dated at PINETOWN, 2023-11-01.

Attorneys for Plaintiff(s): DICKINSON & THEUNISSEN INC, FIRST FLOOR, ONE SIMPSON PLACE, SUNNYSIDE LANE, PINETOWN. Telephone: 031-7029356. Fax: 031-7010674. Attorney Ref: MRS RAJMUN/T.1496.

**Case No: D3806/2018**

**Docex: 252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THABANI CEBEKHULU, Defendant**

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

**2023-12-13, 10:00, SHERIFF'S OFFICE, V1030, BLOCK C, ROOM 4, UMLAZI**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 12 MAY 2022 and in execution of the Writ of Execution of Immovable Property issued on the 31 MAY 2023 the following immovable property will be sold by the Sheriff of the High Court for the district of UMLAZI on WEDNESDAY the 13TH day of DECEMBER 2023 at 10H00 at the SHERIFF'S OFFICE, V1030, BLOCK C, ROOM 4, UMLAZI.

ERF 815 UMLAZI A, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 391 (THREE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T16696/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 142 SIHLE MOLI STREET, UMLAZI A, DURBAN / MAGISTERIAL DISTRICT UMLAZI and consists of:

IMPROVEMENTS:

Freestanding, block walls, tiled roof, tiled floors, dining room, 3 x bedrooms, kitchen, 1 x bathroom, 1 x toilet, fenced, brick boundary, driveway. (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Umlazi situated at V1030 Block C, Room 4, Umlazi or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by the office of the Sheriff for Umlazi with auctioneers NS Dlamini and/or MJ Parker, in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or the 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 (refundable) in cash for immovable property

d. Registration Conditions.

Dated at DURBAN, 2023-09-28.

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: MAT103804/KZN. Attorney Acct: M NAIDOO.

Case No: 6322/21P

Docex: 031 5369700

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

In the matter between: **ABSA BANK LIMITED, APPLICANT and RISHINAND LEEDA, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2023-12-05, 10H00, AT THE SHERIFF OFFICE FOR LOWER TUGELA AT SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 05TH DECEMBER 2023 at 10:00 at the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: ERF 4597 STANGER (EXTENSION 38), REGISTRATION DIVISION FU, PROVINCE OF KWAZULU NATAL. IN EXTENT 419 SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T65089/05, SUBJECT TO THE TERMS AND CONDITIONS AS MORE FULLY SET OUT THEREIN. PHYSICAL ADDRESS: 5 NEPTUNE CLOSE, GLEN HILLS, KWADUKUZA. MAGISTERIAL DISTRICT: ILEMBE MAGISTERIAL DISTRICT. ZONING : RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: 1 X FREESTANDING BRICK UNDER ASBESTOS ROOF DWELLING, COMPRISING OF 2 BEDROOMS WITH NO BUILT IN CUPBOARDS OR ENSUITE IN FAIR CONDITION, 1 TOILET AND BATHROOM COMBINED WITH CONCRETE AND VINYL FLOORING IN POOR CONDITION, 1 X LOUNGE WITH VINYL FLOORING IN FAIR CONDITION, 1 X KITCHEN WITH VINYL FLOORING IN FAIR CONDITION, 1 X CARPORT IN POOR CONDITION. PROPERTY HAS A TARRED DRIVEWAY, BLOCK AND WIRE FENCING IN POOR CONDITION. OVER ALL PROPERTY IS IN FAIR CONDITION BUT THE FENCING AND YARD IS IN POOR CONDITION. 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 at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA. 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 at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R10 000.00 (refundable), in cash or bank guaranteed cheque 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 office of the Sheriff for Lower Tugela with auctioneers R. SINGH (SHERIFF) and/or S. DE WIT. 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 for Lower Tugela, SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER/KWADUKUZA. 11. Please note that the Covid-19 Regulations must be strictly adhere to: a) The persons permitted to be present at any time before or during a sale in execution shall not exceed 50 (fifty) b) Social distancing of 1.5 meters must be maintained at all time. c) A no mask, no entry policy will be administered. 12. Any person who refuses to or fails to comply with these directions will be refused entry or removed from the designated area.

Dated at UMHLANGA ROCKS, 2023-11-01.

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.

Case No: 10267/2019

Docex: PH1127

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

**In the matter between: EYE OF AFRICA HOMEOWNERS' ASSOCIATION NPC, Plaintiff and SHADRACK MUDANALWO (ID NO: 800706 5661 08 1), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-07, 14H00, THE OFFICE OF THE SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON**

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

CERTAIN:

ERF 1396 HEARTVINE STREET, EYE OF AFRICA EXT 1 TOWNSHIP, GAUTENG, SITUATED IN THE EYE OF AFRICA GOLF & RESIDENTIAL ESTATE, ALEWYNSPOORT, EIKENHOF, JOHANNESBURG, GAUTENG

MEASURING: 580m<sup>2</sup> (five hundred and eighty square meters)

IMPROVEMENTS: None (Vacant Stand)

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T46209/2016

THE PROPERTY IS ZONED: RESIDENTIAL

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON, where they may be inspected during normal office hours.

Dated at Johannesburg, 2023-09-15.

Attorneys for Plaintiff(s): ROOSEBOOM ATTORNEYS, 151 WILLSON STREET, NORTHCLIFF X 22, JOHANNESBURG, GAUTENG. Telephone: 0116782280. Fax: 0114313144. Attorney Ref: MAT4789 / DEB2181.

Case No: 2023-048644

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

**In the matter between: SS TYGERBERG, Plaintiff and MAHOMMED M & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

AUCTION NOTICE

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

CASE NO: 2023 - 048644

**In the matter between: SS TYGERBERG (SS Number: 122/1992) (PLAINTIFF) AND MAHOMMED MICHAEL (Identity Number:730611 5489 08 4) (FIRST DEFENDANT) AND MAHOMMED MARRY JANE ELSIE (Identity Number:741120 0339 08 5) (SECOND DEFENDANT) AND NEDBANK LIMITED (THIRD DEFENDANT) CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (FOURTH DEFENDANT) SHERIFF JOHANNESBURG CENTRAL (FIFTH DEFENDANT)**

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

**11th day of December 2023, the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 11th day of December 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 31, Door 509 in the scheme known as SS Tygerberg with Scheme Number SS122/1992, under Title Deed ST 58838/2006, situated Unit 31, Door 509, 46 - 48 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 130.000 sqm (ONE HUNDRED AND THIRTY SQUARE METRES).

Held by Deed of Transfer Number ST 58838/2006. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 31, Door 509, 46 - 48 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 130.000 sqm (ONE HUNDRED AND THIRTY SQUARE METRES).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The

CONTINUES ON PAGE 130 OF BOOK 2

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable 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 attorneys, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The Sheriff Johannesburg Central will conduct the sale.

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: SF10000605/NE/ TYG31

Dated at Johannesburg, 2023-11-17.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 010 8220. Attorney Ref: SF10000605/NE/ TYG31.

**Case No: 2022-9033**

IN THE HIGH COURT OF SOUTH AFRICA

[(Gauteng Division) Johannesburg]

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O (In his capacity as duly appointed Administrator of Tudhope Heights Body Corporate), Plaintiff and DONOUGH M & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-11, 10h00, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 2022 - 9033**

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O (In his capacity as duly appointed Administrator of Tudhope Heights Body Corporate) (PLAINTIFF) AND DONOUGH MARILYN (Identity Number: 720726 0383 08 2) (FIRST DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) SHERIFF JOHANNESBURG CENTRAL (THIRD DEFENDANT)**

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

**11th day of December 2023, the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 11th day of December 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 44, Door 702 in the scheme known as Tudhope Heights with Scheme Number SS2/1982, under Title Deed ST 71439/2005, situated Unit 44, Door 702, 39 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 44.000 sqm (FOURTY FOUR SQUARE METRES).

Held by Deed of Transfer Number ST 71439/2005. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 44, Door 702, 39 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 44.000 sqm (FOURTY FOUR SQUARE METRES).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The

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

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable 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 attorneys, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The Sheriff Johannesburg Central will conduct the sale.

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: SF10000691/NE/TUD44.

Dated at Johannesburg, Johannesburg.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 010 8220. Attorney Ref: 010 010 8220.

**Case No: 2022-9034**

IN THE HIGH COURT OF SOUTH AFRICA

[(Gauteng Division) Johannesburg]

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O (In his capacity as duly appointed Administrator of Tudhope Heights Body Corporate), Plaintiff and SANUSI O.A & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-12-11, 10h00, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 2022 - 9034**

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O (In his capacity as duly appointed Administrator of Tudhope Heights Body Corporate) (PLAINTIFF) AND SANUSI, OLUMIDE AZEEZ (Date of Birth: 04/01/1984) (FIRST DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) SHERIFF JOHANNESBURG CENTRAL (THIRD DEFENDANT)**

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

**11th day of December 2023, the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 11th day of December 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 31, Door 503 in the scheme known as Tudhope Heights with Scheme Number SS2/1982, under Title Deed ST 31201/2009, situated Unit 31, Door 503, 39 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 41.000 sqm (FOURTY ONE SQUARE METRES).

Held by Deed of Transfer Number ST 31201/2009. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 31, Door 503, 39 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 41.000 sqm (FOURTY ONE SQUARE METRES).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The

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

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable 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 attorneys, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The Sheriff Johannesburg Central will conduct the sale.

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: SF10000690/NE/TUD31.

Dated at Johannesburg, 2023-11-17.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 010 8220. Attorney Ref: SF10000690/NE/TUD31.

**Case No: 17632/2021**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor and LEE-ANN SWANEPOEL Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-12-12, 10:00, SHERIFF OFFICE, KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold subject to a reserve price of R2,082,114.29 in execution by PUBLIC AUCTION held at SHERIFF OFFICE KUILSRIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER, to the highest bidder on 12 DECEMBER 2023 at 10:00:

ERF 15299 KUILS RIVER, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, PROVINCE OF THE WESTERN CAPE

In Extent: 500 square metres

Title Deed No. T45451/2013

Street address: 112 GLADIOLI STREET, SONEIKE, KUILS RIVER

Magisterial district: KUILS RIVER

**CONDITIONS OF SALE**

(1) The property will be sold in execution subject to a reserve price of R2,082,114.29 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of The Sheriff, KUILS RIVER SOUTH, 23 LANGVERWACHT ROAD KLIPDAM, KUILS RIVER and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed:

3 X BEDROOMS, 2 X BATHROOMS, LOUNGE, KITCHEN, SINGLE STARTER GARAGE.

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

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

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

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

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

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

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

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

7.4 Registration conditions.

Dated at TYGERVALLEY, 2023-11-13.

Attorneys for Plaintiff(s): STBB, 2ND FLOOR, 5 HIGH STREET, ROSENPARK, TYGERVALLEY, BELLVILLE. Telephone: 021-9433800. Email: [mirandap@stbb.co.za](mailto:mirandap@stbb.co.za). Attorney Ref: AW/mp/ZB010632.

**Case No: 2022/718**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and MODIAS KHANYISO NZIMANDE (Judgment Debtor)**

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

**2023-12-13, 09:00, at THE SHERIFF'S OFFICE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH**

In pursuance of a judgment granted by this Honourable Court on 15 MAY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R1 200 000.00 by the Sheriff of the High Court PALM RIDGE at THE SHERIFF'S OFFICE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH on WEDNESDAY, 13 DECEMBER 2023 at 09H00, to the highest bidder.

Auction Terms and Conditions and the Conditions of Sale may be inspected at the SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction.

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

ERF 278 RACEVIEW TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1071 (ONE THOUSAND AND SEVENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4115/2019, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 5 Collet Street, Raceview, Alberton, Gauteng.

IMPROVEMENTS (not guaranteed): Main Building: Single Storey, Freestanding. Walls: Brick. Roof: Tile. Floors: Tiles. Open Plan Lounge and Dining Room, 3 Bedrooms, Kitchen, 2 Bathrooms, Shower, 2 Toilets. Out Building: Single, Freestanding. Walls: Brick. Roof: Zink. Floors: Concrete. 1 Bedroom and Toilet. Other information: Fenced. Concrete, Timber. General Residential Zoning. Swimming Pool. Paving.

**TAKE FURTHER NOTICE:**

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

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

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

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 possession to date of transfer.

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

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

5.2 FICA-legislation: Requirement of proof of ID and residential address and other.

5.3 All bidders are required to pay R25 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5.4 Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-10-05.

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: A NAIDOO/mm/M31216.

**Case No: 17517/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED (Plaintiff) and DUMISANI LUPHUWANA (FIRST DEFENDANT) and NOMALUNGELO RUBY LUPHUWANA (SECOND DEFENDANT)**

NOTICE OF SALE IN EXECUTION

**2023-12-12, 14:00, at the premises at 21 Darfur Street, Delft**

In pursuance of a judgment granted by the above honourable court dated 28 July 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 12 DECEMBER 2023 at 14:00 at the premises at 21 Darfur Street, Delft, Western Cape, to the highest bidder subject to a reserve price of R430 000,00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 26685 Delft, in City of Cape Town, Cape Division, Western Cape Province, situated at 21 Darfur Street, Delft; in extent 171 square meters; held by Deed of Transfer No. T21539/2012. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 2/3 bedrooms, bathroom/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, Bellville (Ref. N P Cetywayo; tel. 021 945 1852).

Dated at TYGERVALLEI, 2023-10-11.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Telephone: Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Fax: (021) 914 6600. Attorney Ref: JF/MH/F1240.

**Case No: 36910/2022**

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 JACOBUS CHRISTOFFEL KRUGER (IDENTITY NUMBER: 541115 5101 086), FIRST DEFENDANT & ELSABE KRUGER (IDENTITY NUMBER: 620925 0007 086), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-12-13, 10:00, 51 KRUGER STREET, BRONKHORSTSPRUIT**

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 R1 176 300,00, will be held by the SHERIFF OF THE HIGH COURT BRONKHORSTSPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT on WEDNESDAY the 13TH of DECEMBER 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 BRONKHORSTSPRUIT during office hours.

CERTAIN: PORTION 20 (PORTION OF PORTION 1) OF FARM TWEEDRAGT NO 516, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 8,5653 (EIGHT COMMA FIVE SIX FIVE THREE) HECTARES

HELD BY DEED OF TRANSFER NO T51311/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: FARM 516, PORTION 20, FARM TWEEDRAGT, DONKERHOEK.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM

WALLS: FACEBRICK

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BRONKHORSTSPRUIT, 51 KRUGER STREET, BRONKHORSTSPRUIT, 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 BRONKHORSTSPRUIT.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) in cash;
  - (e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply;
  - (g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
  - (h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.
  - (i) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.
  - (j) The auction will be conducted by the Sheriff or his Deputy.

Dated at PRETORIA, 2023-11-01.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT75052.

**Case No: 2020/27952**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Emily Kidibone Cebekhulu, 1st Defendant and David Cebekhulu, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-14, 10:00, 2241 Rasmeni & Nkospi Street, Protea North**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 13 SEPTEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SOWETO WEST on 14 DECEMBER 2023 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, to the highest bidder with a reserve price of R256 000.00.

CERTAIN: ERF 4293 NALEDI TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

MEASURING: 237 (TWO HUNDRED AND THIRTY SEVEN) SQUARE METRES;

HELD: Under Deed of Transfer T28332/2016;

SITUATE AT: STAND 2288A MOLOPE STREET, NALEDI, SOWETO

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at STAND 2288A MOLOPE STREET, NALEDI, SOWETO consists of: Dining Room, Kitchen, 2 x Bedrooms and 3 x Outbuildings (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account

immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH. The SHERIFF SOWETO WEST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SOWETO WEST, 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH, during normal office hours Monday to Friday, Tel: 011 980 6681, 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/MAT29667).

Dated at JOHANNESBURG, 2023-10-26.

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/MAT29667.

**Case No: 2022/04941**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 09:30, 182 Leeuwpoot Street, Boksburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 23 MAY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of BOKSBURG on 08 DECEMBER 2023 at 9:30 at 182 LEEUWPOORT STREET, BOKSBURG, to the highest bidder with the reserve price of R626 000.00.

CERTAIN: SECTION NO. 177 as shown and more fully described on Sectional Plan no. SS106/2012 in the scheme known as RAVENSWOOD MEWS II in respect of the land and building or buildings situate at RAVENSWOOD EXTENSION 75 TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 83 (eighty three) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST45712/2017;

SITUATE AT: UNIT 177, RAVENSWOOD MEWS II, 95 10TH AVENUE, RAVENSWOOD EXTENSION 75, BOKSBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 177, RAVENSWOOD MEWS II, 95 10TH AVENUE, RAVENSWOOD EXTENSION 75, BOKSBURG consists of: Lounge, Kitchen, 2 x Bedrooms, 2 x Bathrooms, Shower and 2 x Carports (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG. The SHERIFF BOKSBURG will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

B) FICA - legislation 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 BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, during normal office hours Monday to Friday, Tel: 011 917 9923, 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/MMMAT41227).

Dated at JOHANNESBURG, 2023-10-20.

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: 011 646 0016.

**Case No: 2021/58815**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

**NOTICE OF SALE IN EXECUTION**

**2023-12-12, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TTAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 06 SEPTEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 12 DECEMBER 2023 at 10:00 at SHOP NO 2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with a reserve price of R500 000.00.

CERTAIN: SECTION NO. 11 as shown and more fully described on Sectional Plan no. SS140/2001 in the scheme known as K-CEE MANOR in respect of the land and building or buildings situate at LIEFDE-EN-VREDE EXTENSION 1 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 70 (seventy) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST20586/2018;

SITUATE AT: UNIT 11, K-CEE MANOR, SWEMPIE CRESCENT, LIEFDE-EN-VREDE EXT 1

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 11, K-CEE MANOR, SWEMPIE CRESCENT, LIEFDE-EN-VREDE EXT 1 consists of: Lounge, Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Toilet, Carport and Swimming Pool (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Advertising costs at current publication rates and sale costs according to court rules, apply"

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P. ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 0116800352, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT41236).

Dated at JOHANNESBURG, 2023-10-25.

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/MAT41236.

**Case No: 2021/18519**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION

**2023-12-05, 10:00, 50 Edwards Avenue, Westonaria**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 14 SEPTEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of WESTONARIA on 08 DECEMBER 2023 at 10:00 at 50 EDWARDS AVENUE, WESTONARIA, to the highest bidder with a reserve price of R910 000.00.

CERTAIN: ERF 1748 LENASIA SOUTH TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG;

MEASURING: 600 (SIX HUNDRED) SQUARE METRES;

HELD: Under Deed of Transfer T23651/2019;

SITUATE AT: ERF 1748 (41) IBIS CRESCENT, LENASIA SOUTH

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at ERF 1748 (41) IBIS CRESCENT, LENASIA SOUTH consists of: Lounge, Dining Room, Kitchen, 4 x Bedrooms, 3 x Bathrooms, 1 x Servant Room and Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the 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. "advertising costs at current publication rates and sale costs according to court rules, apply.

The purchaser shall pay to the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guarantee cheque on the day of the sale. The balance shall be paid against transfer and be secured by guarantee issued within twenty one (1) days after the sale.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF WESTONARIA, 50 EDWARD STREET, WESTONARIA. The ACTING SHERIFF WESTONARIA, Mr Rudi Vermeulen or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) All bidders are required to pay R50 000.00 (refundable) registration fee one (1) day prior to the date of sale, Eft of bank guarantee cheque, No cash accepted, in order to obtain a buyers card.

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 WESTONARIA, 50 EDWARD STREET, WESTONARIA, during normal office hours Monday to Friday, Tel: 011 753 2015/ 3132, 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/MAT37081).

Dated at JOHANNESBURG, 2023-10-20.

Attorneys for Plaintiff(s): 50 Edwards Avenue, Westonaria, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT37081.

**Case No: 2021/14519**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

**NOTICE OF SALE IN EXECUTION**

**2023-12-12, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 OCTOBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 12 DECEMBER 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder without reserve:

CERTAIN: ERF 359 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T48290/2017;

SITUATE AT: 98 BERTHA STREET, TURFFONTEIN, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 98 BERTHA STREET, TURFFONTEIN, JOHANNESBURG consists of: Dining Room, Kitchen, 8 x Bedrooms, 4 Bathroom and 4 x Toilets (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. "Advertising costs at current publication rates and sale costs according to court rules, apply"

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P. ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO.2, VISTA CENTRE, CNR HILARY & TREVOUR STR, GILLVIEW, GILLVIEW, during normal office hours Monday to Friday, Tel: (011) 683-8261/2, 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/MAT38486).

Dated at JOHANNESBURG, 2023-10-25

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/MAT 38486.

**Case No: 2022/4862**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION

**2023-12-12, 09:00, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 02 MAY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON SOUTH on 12 DECEMBER 2023 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, to the highest bidder with a reserve price of R546 000.00.

CERTAIN: SECTION NO. 36 as shown and more fully described on Sectional Plan no. SS942/2002 in the scheme known as RIVER SANDS in respect of the land and building or buildings situate at EDENBURG TOWNSHIP AND WOODMEAD TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 150 (one hundred and fifty) 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 ST43339/2017;

SITUATE AT: UNIT 36, RIVER SANDS, RIVER ROAD, EDENBURG, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 36, RIVER SANDS, RIVER ROAD, EDENBURG, JOHANNESBURG consists of: Living Room, Kitchen, 2 x Bedrooms and 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SANDTON SOUTH, UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The SHERIFF SANDTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.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 SANDTON SOUTH, UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, during normal office hours Monday to Friday, Tel: 087 330 0969, 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/MAT40519).

Dated at JOHANNESBURG, 2023-10-24.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT40519.

**Case No: 17264/2021**

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 MOLAHLEGI PETER MODISE (IDENTITY NUMBER: 741111 5806 08 7), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-12-08, 11:00, Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3**

In pursuance of a judgment and warrant granted on 16 November 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 8 December 2023 at 11:00 by the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3 to the highest bidder: - CERTAIN: REMAINING EXTENT OF ERF 537 PRETORIA NORTH TOWNSHIP, SITUATED: 339 EEUFES STREET, PRETORIA NORTH, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, REGISTRATION DIVISION: J.R., THE PROVINCE OF GAUTENG, MEASURING: 1313 (ONE THOUSAND THREE HUNDRED AND THIRTEEN) SQUARE METRES. Improvements: The information given regarding the improvements on the properties and details regarding the number and nature of rooms within the properties are not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the properties where access to the properties was, for whatever reason, limited or impossible. The improvements on the properties consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 1 X FAMILY ROOM, 1 X STUDY, 3 X BEDROOMS, 2 X BATHROOMS, OUTBUILDING: 2 X GARAGES, 1 X BEDROOM, 1 X BATHROOM, SWIMMING POOL. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 20 June 2022 and prepared by a Candidate Valuer: Charity Matlala and a Professional Associated Valuer: J van Niekerk. The Valuers gained access to the property when the valuation was conducted and the inventory compiled). HELD by the EXECUTION DEBTOR, MOLAHLEGI PETER MODISE (IDENTITY NUMBER: 741111 5806 08 7) under his name under Deed of Transfer No. T99391/2014. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Tshwane North at No 3 Vos & Brodrick Avenue, The Orchards Extension 3. 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 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB002075.

Dated at: PRETORIA, 2023-11-17.

LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria., Tel. (012) 817 4664, Fax. 086 501 6399, Ref. SZ/EJ/IB002075.

**Case No: 19587/2022**

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

**In the matter between: SW1FT FINANCE SOLUTIONS (PTY) LTD, Plaintiff, and SATIN ROCK (PTY) LTD 1ST DEFENDANT; RAYMOND ANTHONY LEISHER 2ND DEFENDANT; THE TRUSTEE FOR THE TIME BEING OF THE M & C TRUST 3RD DEFENDANT; THE TRUSTEE FOR THE TIME BEING OF THE RAYMOND AND LORNA LEISHER TRUST 4TH DEFENDANT; and THE TRUSTEE FOR THE TIME BEING OF THE C.T.L INVESTMENT TRUST 5TH DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-11-28, 10h00, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview  
NOTICE OF SALE IN EXECUTION (AUCTION)**

**28 November 2023, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Johannesburg South at the Sheriff's Office, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview on Tuesday, 28 November 2023 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road cnr Trevor Street, Gillview, who can be contacted on (011) 680 0352, 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 2966 Glenvista Extension 5 Township, Registration Division J.R. Gauteng Province Measuring 1033 (One Thousand And Thirty Three) Square Metres.

Held By Deed Of Transfer Number T 12212/2008.

Also known as: 7 Hantamberg Street, Glenvista, Johannesburg.

Improvements: Main Building: Double Storey, Freestanding, Brick Walls, Slate Roof, Carpeted Floors, Lounge, Dining Room, 4 x Bedrooms, Kitchen, Pantry, Scullery, 6 x bathrooms, 3x showers, 6x toilets, Brick Fenced, Swimming Pool, Pond, Jacuzzi, paving.

Out Building: Shower, 2x Garages, 1x Storeroom.

Zoned: General Residential

Property:

a. ERF 2966 GLENVISTA EXTENSION 5 TOWNSHIP,  
REGISTRATION DIVISION J.R. GAUTENG PROVINCE MEASURING 1033 (ONE THOUSAND AND THIRTY THREE) SQUARE METRES.

HELD BY DEED OF TRANSFER NUMBER T 12212/2008.

Situated at: 7 HANTAMBERG STREET, GLENVISTA, JOHANNESBURG

The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.

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:

VAN DYK OOSTHUIZEN ATTORNEYS, 23 ALMOND ROAD, GERMISTON, Tel. 0877027342, Ref. VVVD/S0093.

**Case No: 1784/2017**

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 Morias Sibongile Dondashe, Identity number : 770611 5629 08 6, Defendant**

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

**2023-12-08, 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 R250,000.00, to the highest bidder on 8th day of December 2023 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. Erf 39274 Ibhayi situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 275

Square Metres and situated at 18 BOOKHOLANE STREET, ZWIDE, PORT ELIZABETH Held under Deed of Transfer No. T.51100/2014 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, Shower, WC.

Dated at: Gqeberha, 2023-10-19.

Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha, Tel. 0413730664, Ref. M KOEN/al/FIR152/1371, Acc. Minde Schapiro & Smith Inc.

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## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS**

**Omniland Auctioneers (Pty) Ltd**  
**Estate Late: Hlengiwe Akhona Mlotswa**  
**(Master's Reference: 006889/2019)**

**AUCTION NOTICE****2023-11-30, 11:00, 3968 Natrium Street, Clayville**

Stand 3968 Clayville: 250m<sup>2</sup> Lounge, Kitchen, 3x Bedrooms, 1x Bathrooms & one shade net carport.  
Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% deposit with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor Estate late HA Mlotswa M/ref: 006889/2019

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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**Van's Auctioneers**  
**In Liquidation: Seraj Transport (Pty) Ltd**  
**(Master's Reference: G1078/2019)**

TRUCKS, TRAILERS, SUPERCARS, BIKES, VEHICLES, FURNITURE &amp; MORE!

**2023-11-22, 12:00, ONLINE BIDDING OPENS: WEDNESDAY, 22 NOVEMBER 2023 AT 12:00, ONLINE BIDDING CLOSES: THURSDAY, 23 NOVEMBER 2023 AT 12:00. BID AND REGISTER: [www.vansauctions.co.za](http://www.vansauctions.co.za). AT: 36 GEMSBOK STREET, KOEDOESPOORT INDUSTRIAL, PRETORIA**

2017 FORD MUSTANG 5.0 GT CONVERTIBLE, 2005 MAN TGA 33410, TBD287GP

Rumandi, 36 Gemsbok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.  
Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [rumandi@vansauctions.co.za](mailto:rumandi@vansauctions.co.za). Ref: Rumandi.

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**VENDOR AUCTIONEERS**  
**NGM ENGINEERING PTY LTD**  
**(Master's Reference: B99/2023)**

ONLINE LIQUIDATION AUCTION OF FAMILY HOME

**2023-11-30, 10:00, ONLINE AUCTION: [www.vendoronline.co.za](http://www.vendoronline.co.za)**

ONLINE AUCTION OF 5 BEDROOM HOME SITUATED AT 31 WAVERLEY ROAD, WAVERLEY, BLOEMFONTEIN

FOR MORE INFORMATION ON THE DESCRIPTION OF THE PROPERTY, PLEASE VISIT OUR WEBSITE.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Web: [www.vendor.co.za](http://www.vendor.co.za).  
Email: [monique@vendor.co.za](mailto:monique@vendor.co.za). Ref: 15487

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**Van's Auctioneers**  
**Estate Late John William King, Id number: 600810 5026 089**  
**(Master's Reference: 03621/2021)**

**AUCTION NOTICE**

**2023-12-05, 12:00, ONLINE BIDDING: 12:00, 5-6 DECEMBER, 2023. BID AND REGISTER:**  
**[www.vansauctions.co.za](http://www.vansauctions.co.za). AUCTION OF: 16 WILD FIG DRIVE, K'SHANE ESTATE, KOSMOS,**  
**HARTBEESPOORT DAM AREA**

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: bsIService.moveables@gmail.com. Ref: -

**Vans Auctioneers**

**Insolvent Estate: Mlungisi Anderson Msezane, ID Number: 820626567088**  
**(Master's Reference: T3178/2021)**

VACANT STAND, RESERVOIR HILLS, KWA-ZULU NATAL! INSOLVENCY AUCTION  
**T3178/2021, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**  
AUCTION OF: 573 ANNET DRIVE, RESERVOIR HILLS, EXTENSION 15, KWA-ZULU NATAL

Erf 13 3482 Reservoir Hills, Ext 15, Kwa-Zulu Natal  
Measuring: 929 m<sup>2</sup>  
Vacant Stand

Auctioneer's note: Great opportunity to secure a stand in Reservoir Hills

R25,000 registration fee, 20% deposit & Buyers 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: Johan van Eyk

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

**Van's Auctioneers**

**Estate Late John William King, Id number: 600810 5026 089**  
**(Master's Reference: 03621/2021)**

LOCATION, LOCATION! 4 BEDROOM DWELLING WITH FLATLET & BOAT HOUSE IN K'SHANE LAKE  
LODGE & ECO ESTATE, KOSMOS, HARTBEESPOORT DAM AREA  
**2023-12-05, 12:00, ONLINE BIDDING: 12:00, 5-6 DECEMBER, 2023. BID AND REGISTER:**  
**[www.vansauctions.co.za](http://www.vansauctions.co.za). AUCTION OF: 16 WILD FIG DRIVE, K'SHANE ESTATE, KOSMOS,**  
**HARTBEESPOORT DAM AREA**

LOT 1 : PROPERTY  
Extent: ± 7770 m<sup>2</sup>  
Improvements. (± 914)  
Thatched dwelling:  
Entrance hall, lounge, dining room & family room  
4 bedrooms, kitchen with heaters in roof & pantry  
Dressing room, 1 bath, 6 showers & 4 toilets.  
Loft room, store area under stairs & vast veranda.  
2 garages, thatched carport & 1 store  
Irrigation system, 4 air conditioners & fire place  
2 storerooms, pool & borehole  
Cottage: Bedroom, kitchen & shower

Lapa/rondavel with braai area  
 Wooden deck around dwelling  
 LOT 2: BOATHOUSE  
 Unit 15 K'shane Boathouses (Sectional Title)  
 Measuring: 33m<sup>2</sup>

AUCTIONEER'S NOTE:  
 K'SHANE LAKE LODGE & ECO ESTATE IS SET ON THE BANKS OF THE HARTBEESPOORT DAM  
 IN THE KOSMOS AREA!!

IT IS ONE OF THE MOST ATTRACTIVE UNIQUE ESTATES, WITH A PRIVATE GAME RESERVE &  
 EXCELLENT BOATING FACILITIES, A WATERFRONT CLUBHOUSE, BUSH BOMAS, FISHING AREAS,  
 HELIPAD & TENNIS COURT!!

R50,000 registration fee, 10% deposit plus commission plus Vat.  
 Bidders to register & supply proof of identity and residence.  
 Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za).  
 Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria.  
 Tel 086 111 8267 | Auctioneer: Anton Shand

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.  
 Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska

#### Van's Auctioneers

**Business Rescue: Mega Bites CC t/a Hendrik's Panelbeaters, Registration Number: 1997/000381/23  
 (Master's Reference: )**

WELL KNOWN PANELBEATER SHOP IN BURGERSFORT!! HENDRIK'S PANELBEATERS! INDUSTRIAL  
 PROPERTY & MOVABLES OFFERED SEPARATELY & AS A GOING CONCERN  
**2023-11-23, 12:00, ONLINE BIDDING: 12:00, 22-23 NOVEMBER 2023. BID AND REGISTER:  
[www.vansauctions.co.za](http://www.vansauctions.co.za). AUCTION OF: ERF 114 BURGERSFORT, ERF 114 INDUSTRIA DRIVE,  
 BURGERSFORT, LIMPOPO**

LOT 1: Property  
 Extent: 8741 m<sup>2</sup> Zoned: Industrial 1, GLA: ± 2037m<sup>2</sup>, Annual Turnover: ± R21 million (including Vat)  
 Improvements:  
 OFFICE BUILDING ( ± 149m<sup>2</sup>). Reception & joint open office, 2 single offices, male & female ablution,  
 kitchen, vault & store room.  
 WORKSHOP BUILDING ( ± 1107m<sup>2</sup>)  
 Large workshop, 4 store rooms, vault, 2 prep zones, masking room, 2 spray booth, office & storage space.  
 Polish bay & a wash bay attached to the building  
 STORE ROOM ATTACHED TO WORKSHOP ( ± 407m<sup>2</sup>)  
 CHANGE ROOMS (154m<sup>2</sup>). Male & female ablutions & store room  
 MECHANICAL WORKSHOP ( ± 82m<sup>2</sup>)  
 DELIVERY BAY/SHOW ROOM ( ± 139m<sup>2</sup>)  
 3m high security fencing, Paved areas for parking, driving and loading space, Carport (85m<sup>2</sup>) & shade  
 ports for ± 10 vehicles  
 Recreation lapa (38m<sup>2</sup>)  
 LOT 2: Movable to be offered separately as one lot  
 Office furniture, panel beating equipment, welders, 2 spray booths, chassis straightener, 2 x hydraulic lifts,  
 paint mixing machinery and much more. (Complete list available on request)  
 LOT 3: All as a going concern  
 Hendrik's Panelbeaters has Manufacturer approvals for Autobody repairs from 17 manufacturers!  
 Hendrik's is on most of the insurance panels such as Santam, Old Mutual, Discovery, Mutual & Federal,  
 Standardbank & Outsurance to name but a few. ± 60 vehicles and more is the average number of  
 vehicles repaired on a monthly basis.

AUCTIONEER'S NOTE: ACCREDITED PANELBEATERS!! EXCELLENT BUSINESS OPPORTUNITY!!

R100,000 registration fee. 10% deposit & commission plus Vat. Movable: full purchase price, commission  
 plus Vat.

Buyers must register and furnish FICA documentation to participate. Regulations of the Consumer  
 Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za). Right reserved to add, combine and remove items. Documentation will

be available on our website or at 36 Gembok Street, Koedoespoort, 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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**Park Village Auctions**  
**LFP Training Consultants (Pty) (in liquidation)**  
**(Master's Reference: T2032/2021)**

Timed Online Auction Notice

**2023-11-27, 10:00, 21 Carl Cronje, Bonitas Office Park, Block A, Office F05 in Tygervally, Cape Town**

Timed Online Auction commencing Monday 27 November, 2023 at 10:00

Closing at 10:00 on Friday 1 December, 2023

Viewing : Monday 27 November, 2023 from 09:00 - 15:00

ELECTRONIC EQUIPMENT - Televisions; laptops; Computer Monitors; Computer Towers; Microwave; Assorted Keyboards; Assorted Mouse;

FURNITURE - Wooden Study Desks; Wooden L-Shape Desks; Two Door Sliding Door Cabinets; Assorted Office Chairs; Assorted Wooden And Steel Stationery Cabinet; Steel Server Cabinet; Plastic Chairs; Steel Fold-Up Tables; Steel Beds; Reception Counter

EQUIPMENT-Wheelchairs; Multi Tier Double And Single Handy Angle Shelving

Buyer's commission payable.

R10 000.00 refundable registration deposit 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**  
**LFP Training Consultants (Pty) (in liquidation)**  
**(Master's Reference: T2032/2021)**

Timed Online Auction Notice

**2023-11-27, 10:00, Park Village Auctions, Quarry Place off Queen Nandi Drive, River Horse Estate, Durban**

Timed Online Auction commencing Monday 27 November, 2023 at 10:00

Closing at 10:00 on Friday 1 December, 2023

Viewing : Monday 27 November, 2023 from 09:00 - 15:00

ELECTRONIC EQUIPMENT - Televisions; laptops; Computer Monitors; Computer Towers; Microwave; Assorted Keyboards; Assorted Mouse;

FURNITURE - Wooden Study Desks; Wooden L-Shape Desks; Two Door Sliding Door Cabinets; Assorted Office Chairs; Assorted Wooden And Steel Stationery Cabinet; Steel Server Cabinet; Plastic Chairs; Steel Fold-Up Tables; Steel Beds; Reception Counter

EQUIPMENT-Wheelchairs; Multi Tier Double And Single Handy Angle Shelving

Buyer's commission payable.

R10 000.00 refundable registration deposit 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**  
**Enliten Electrical (Pty) Ltd (in liquidation)**  
**(Master's Reference: T001301/2023)**

**AUCTION NOTICE**

**2023-11-27, 11:00, 58 Frere Road, cnr Rhodes Street, Randburg, Kensington B (Erf 1601 - measuring 1 686 square metres)**

A Zoned special stand with a residential dwelling and a converted double garage used as offices, staff accommodation and a large I-shaped outbuilding utilized for storage of stock, equipment & tools.

15% deposit on the fall of the hammer and the balance within 30 days of confirmation  
Buyer's commission payable  
R20 000.00 refundable registration deposit 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**  
**Tzande Boo Properties (Pty) (in liquidation)**  
**(Master's Reference: L77/2023)**

**Timed Online Auction Notice**

**2023-11-27, 10:00, 11 Industria Street, Tzaneen (measuring 1.8130 hectares)**

Timed Online Auction commencing at 10:00 on Monday 27 November, 2023  
Closing at 10:00 on Friday 1 December, 2023

A large stand with an office building, staff accommodation and a large outbuilding utilized as a workshop with strongrooms and storerooms.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.  
R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: 011-789-4369. Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**LFP Training Consultants (Pty) (in liquidation)**  
**(Master's Reference: T2032/2021)**

**AUCTION NOTICE**

**2023-11-28, 11:00, Unit nos 1, 2, 3, 4 & 5 "SS Clarian House" situated at LFP House office building, 96 Oxford Street, Ferndale, Randburg (measuring 1258 square metres in total)**

Four storey office building comprising various private and open plan offices, store rooms, cloak rooms, board rooms, kitchens and common areas with Units 1 & 2 located on the ground floor and Unit 3 on the First Floor, Unit 4 on the Second Floor and Unit 5 on the Third Floor.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.  
R25 000.00 refundable registration deposit 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  
LFP Training Consultants (Pty) (in liquidation)  
(Master's Reference: T2032/2021)**

Timed Online Auction Notice

**2023-11-23, 10:00, Unit nos 1, 2, 3, 4 & 5 "SS Clarian House" situated at LFP House office building, 96  
Oxford Street, Ferndale, Randburg**

Timed Online Auction commencing Thursday 23 November, 2023 at 10:00

Closing at 12:00 on Tuesday 28 November, 2023

ELECTRONIC EQUIPMENT - Televisions (Sinotech, Sansui); laptops (Lenovo, Asus); Computer Monitors (Aoc, Mecer, Lg, Acer); Computer Towers (Lg); Microwave (Hisense, Panasonic); Assorted Keyboards; Assorted Mouse; Stainless Steel Urn; Paper Shredders; Genesis Vacuum Cleaner; CCTV System; Bar Fridge (Lg, Hisense, Bennet Read); Heaters (Goldair); Fan; Dstv Decoder; Hisense Water Dispenser Fridge; Fellowes Laminator

FURNITURE - Wooden Study Desks; Wooden L-Shape Desks; Two Door Sliding Door Cabinets; Assorted Office Chairs; Assorted Wooden And Steel Stationery Cabinet; Steel Server Cabinet; Plastic Chairs; Steel Fold-Up Tables; Steel Beds; Reception Counter

EQUIPMENT-Blood Pressure Testing Machine; Wheelchairs; Multi Tier Double And Single Handy Angle Shelving; Aluminium Steel Ladder; Paper Cutter; Guard House; Bench; Table Combo

Buyer's commission payable.

R10 000.00 refundable registration deposit 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: -

**WH AUCTIONEERS PROPERTIES PTY LTD  
Majestic Silver Trading 326 (Pty) Ltd (In Liquidation)  
(Master's Reference: T002891/2021)**

LIQUIDATION AUCTION | 99 HECTARE CATTLE FARM & CONTAINERS | BRONKHORSTSPRUIT, PTA

**2023-11-29, 11:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

99 HECTARE CATTLE FARM - BRONKHORSTSPRUIT  
ABATTOIR, FREEZERS, COLD STORAGE, CATTLE KRAAL, OFFICES, FARMHOUSE &  
CONTAINERS  
GRAZING LAND, LARGE DAM & BOREHOLE

Erf Size: 99HA

Auction Date: Wednesday, 29 November 2023

Auction Time: 11H00

Auction Venue: Online Webcast [www.whauction.com](http://www.whauction.com)

Registration Fee: R25 000,00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Address: RE of Ptn 1 Farm 455 GROOTSPRUIT Reg Div: JR GAUTENG

Contact Person: Thato Molete • 073 305 6222 • [thatom@wh.co.za](mailto:thatom@wh.co.za) & Tshepo Tlhabanelo • 079 157 5111

• [Tshepot@wh.co.za](mailto:Tshepot@wh.co.za)

Virtual Walk Through: [https://youtu.be/TiUv2eCaV\\_I](https://youtu.be/TiUv2eCaV_I)

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: Majestic Silver Trading 326 (Pty) Ltd (In Liquidation) – Master's Ref: T002891/2021

**Asset Auctions (Pty) Ltd  
Van Der Merwe, FG (Insolvent Estate) and Solvent Co-Owner Ms. F Tanner  
(Master's Reference: G15/2023)**

Live Webcast Auction: [online.assetauctions.co.za](https://online.assetauctions.co.za).

**2023-11-29, 11:00, Unit 3 Sunset Lodge, Thrush Avenue, Boskruin, Randburg, Gauteng**

Acting on instructions from the Joint Trustees, in the matter of Van Der Merwe, FG (Insolvent Estate) MRN G15/2023 and Solvent

Co-Owner Ms. F Tanner, we will sell by way of public auction the following

Double Storey Home comprising of: Lounge, Open Plan Kitchen & Dining Room, 3 Bedrooms, 3 Bathrooms, Pool, Double Garage and Covered Patio. Communal clubhouse and pool area in complex

Viewing: By appointment with the Auctioneer | [online.assetauctions.co.za](https://online.assetauctions.co.za) | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA | The property is auctioned subject to a maximum 14-day confirmation period

Pieter Rushmer, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](https://www.assetauctions.co.za). Email: [pieter@assetauctions.co.za](mailto:pieter@assetauctions.co.za). Ref: 2884

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**Asset Auctions (Pty) Ltd  
PForce Fuel (Pty) Ltd (In Liquidation)  
(Master's Reference: G714/2023)**

TIMED ONLINE AUCTION

**2023-11-28, 10:00, Viewing: 33 Flamink Street, Alrode, Alberton**

Acting on instructions from Liquidators in the matter of Force Fuel (Pty) Ltd (In Liquidation) MRN G714/2023, we will sell by way of public auction the following

2 X '04 Mercedes Benz Actros 3340, 2 X Mercedes Benz Vito, '07 Hyundai H100, '09 Toyota Hilux, '06 Nissan Navara, '05 VW Citi Golf Chico | 2 X '15 Diesel Bowser 1000lt, 5500Lt Fuel Tank with pump & stand, 3 x 23000Lt Fuel Tank, Generator with external fuel tank

2Ton Gantry, 3Ton Four Post Lift | Fire Extinguishers, 3 x Flow Bins, Steel workbench, Tool cabinets, Office Furniture + More

Timed Online Auction: Tuesday 28 November 2023 from 10h00 to Thursday 30 November 2023 at 12h00 | Viewing: From Monday 27 November to Wednesday 29 November 2023 09h00 to 16h00 at 33 Flamink Street, Alrode, Alberton | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT. ID document & proof of residence required for FICA

Dean Baldwin, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](https://www.assetauctions.co.za). Email: [dean@assetauctions.co.za](mailto:dean@assetauctions.co.za). Ref: 2956

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**Elite Auctions  
INSOLVENT ESTATE: HAUPTFLEISH LMM  
(Master's Reference: G2804/2009)**

LIVE ONSITE AUCTION

**2023-11-25, 10:00, 74 TINUS DE JONGH STREET, GREENHILLS, RANDFONTEIN, JOHANNESBURG**

Ptn 2 of erf 1803, Greenhills Ext 3, Rand West City, Johannesburg. Residential; 3 Bedrooms, 2 Bathrooms & Double Garage. 10% Deposit on fall of the hammer. Reserve Price Applicable. Subject to Rules of Auction & Conditions of Sale. [www.eliteauctions.co.za](https://www.eliteauctions.co.za)

Henco de Kock, 162 Hendrik Street, Wierdapark, Centurion. Tel: 071 424 9489. Web: [www.eliteauctions.co.za](https://www.eliteauctions.co.za). Email: [info@eliteauctions.co.za](mailto:info@eliteauctions.co.za). Ref: 5095

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**Park Village Auctions**  
**Sula Smart Supply Services (Pty) Ltd (In Liquidation)**  
**(Master's Reference: G001760/2021)**

**AUCTION NOTICE**

**2023-12-04, 10:00, OnLine**

Residential property - erf 101 and erf 102 located in the Kwa Billy Estate, Winterton. Both erfs are walled in together as a single residential stand. The improvements extend over both the properties. The main house is thought to comprise a Lounge, TV Lounge, Dining Room, Kitchen, 4 Bedrooms, 3 Bathrooms

The cottage is thought to comprise Open Plan Lounge, Dining Room and Kitchen, 2 Bedrooms, 1 Bathroom

Each erf measures 1792 sqm.

Terms and Conditions: 15% Deposit on the fall of the Hammer. 6% + vat Buyer commission payable. 21 Day Confirmation Period. Balance payable within 30 days from date of confirmation

Linda, Unit 10 Ferndale Mews North, Cnr Oak & Dover Road, Ferndale, Randburg. Tel: 011 789 4375. Fax: 011 789 4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [lindam@parkvillage.co.za](mailto:lindam@parkvillage.co.za). Ref: 1001

**Park Village Auctions**  
**Sula Smart Supply Services (Pty) Ltd (In Liquidation)**  
**(Master's Reference: G001760/2021)**

**AUCTION NOTICE**

**2023-12-04, 10:00, OnLine**

Residential property - erf 101 and erf 102 located in the Kwa Billy Estate, Winterton. Both erfs are walled in together as a single residential stand. The improvements extend over both the properties. The main house is thought to comprise a Lounge, TV Lounge, Dining Room, Kitchen, 4 Bedrooms, 3 Bathrooms

The cottage is thought to comprise Open Plan Lounge, Dining Room and Kitchen, 2 Bedrooms, 1 Bathroom

Each erf measures 1792 sqm.

Terms and Conditions: 15% Deposit on the fall of the Hammer. 6% + vat Buyer commission payable. 21 Day Confirmation Period. Balance payable within 30 days from date of confirmation

Linda, Unit 10 Ferndale Mews North, Cnr Oak & Dover Road, Ferndale, Randburg. Tel: 011 789 4375. Fax: 011 789 4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [lindam@parkvillage.co.za](mailto:lindam@parkvillage.co.za). Ref: 1001

**Vans Auctioneers**

**Insolvent Estate: Mlungisi Anderson Msezane, ID Number: 820626567088**  
**(Master's Reference: T3178/2021)**

**VACANT STAND, RESERVOIR HILLS, KWA-ZULU NATAL! INSOLVENCY AUCTION**  
**2023-11-29, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

**AUCTION OF: 573 ANNET DRIVE, RESERVOIR HILLS, EXTENSION 15, KWA-ZULU NATAL**

Erf 13 3482 Reservoir Hills, Ext 15, Kwa-Zulu Natal

Measuring: 929 m<sup>2</sup>

Vacant Stand

Auctioneer's note: Great opportunity to secure a stand in Reservoir Hills

R25,000 registration fee, 20% deposit & Buyers 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: Johan van Eyk

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

**Vans Auctioneers  
In Liquidation: Cherry Creek Trading 166 (Pty) Ltd  
(Master's Reference: L170/2022)**

570 HECTARES FARM ON THE ESCAPEMENT BETWEEN LYDENBURG & SABIE/GRASKOP AREA!!

**2023-12-06, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

AUCTION OF: PORTION 6 OF FARM WATERVAL 385, REGISTRATION DIVISION KT, MPUMALANGA

Total Extent: ± 571,4512 ha

House & Store: ± 0,5ha

Mountain Grazing: ± 485 ha

Natural Grazing: ± 85,951 ha

Improvements: Farm house, Ablution & Laundry (loose standing from homestead), Thatched lapa, Store & Carport, 3x boreholes

R100,000 registration fee, 10% deposit and buyer's commission. Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria.

Tel 086 111 8267 | Auctioneer: Martin Pretorius

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanel

**PARK VILLAGE AUCTIONS  
REMITTO (PTY) LTD (IN LIQUIDATION)  
(Master's Reference: B86/2022)**

TWO SMALL HOLDINGS GOING UNDER THE HAMMER IN KROONSTAD

**2023-11-16, 11:00, HOLDING 47 AND 48 OF VRISCHGWAAGD SMALL HOLDINGS, KROONSTAD**

Duly instructed by the Liquidator, we will offer for sale by way of public auction: on site the following immovable properties:

1. Holding 48 of Vrischgewaagd Small Holdings, Moqhaka Local Municipality

4.2827Ha in extent.

IMPROVEMENTS: Building that consist of an office area, bathroom, kitchenette, storeroom

2. Holding 47 Of Vrischgewaagd, Small Holdings, Moqhaka Local, Municipality

4.2827 HA in extent.

IMPROVEMENTS: Storeroom with concrete floor; Warehouse with concrete floor partly and paved floor partly, with partly IBR walls and roof; Workers lunch room; Office area; Flat consisting of: Kitchen with built-in cupboards and double division stainless steel sink; Open plan dining room/lounge; Two bedrooms with built-in cupboards; Bathroom equipped with a bath, shower, toilet and basin. Wendy house.

TERMS AND CONDITIONS: R10 000.00 refundable deposit is payable. 6 % buyers commission plus VAT is payable on immovable property. 15% deposit is payable on the fall of the hammer. Auctioneer: Nico Maree/Juan Maree. For the balance the purchaser must provide a bank guarantee 30 days after confirmation. All finance must be pre-approved. FICA requirements (id & proof of residence) must be met. No transactions will be finalized without complying with the FICA requirements. No changes will be made to the entity in which you buy. Auction is subject to a reserve price. All prospective bidders must pre-register and pay the registration deposit before viewing of the property. General auction rules are available on the Park Village website. The auction rules are in accordance with Section 45 of the Consumer Protection Act 68 of 2008, which is available on our website - [http://www.parkvillageauctions.co.za/wpcontent/uploads/2013/10/Rules\\_of\\_Auction.pdf](http://www.parkvillageauctions.co.za/wpcontent/uploads/2013/10/Rules_of_Auction.pdf) nb. Above mentioned is subject to change without prior notice.

Juan Maree 076 317 9955, c/o R64 & Valencia Road, Waterbron, Bloemfontein 9301. Tel: 051 430 2300. Web: [www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za). Email: [carla@parkvillage.co.za](mailto:carla@parkvillage.co.za). Ref: REMITTO (PTY) LTD (IN LIQUIDATION)

**PARK VILLAGE AUCTIONS  
CANDY'S UNLIMITED COLLECTIONS(PTY) LTD (IN LIQUIDATION)  
(Master's Reference: B26/2023)**

FURNISHED TURNKEY GUESTHOUSE BETTER KNOWN AS HIDE PLACE LODGE ON AUCTION IN  
BLOEMFONTEIN

**2023-11-10, 11:00, 15 DAN PIENAAR DRIVE, BLOEMFONTEIN**

Duly instructed by the Liquidator, we will offer for sale by way of public auction: on site the following immovable properties:

PROPERTY 1 - ERF 29145 PORTION 0 AND ERF 14002 PORTION 0: better known as 15 Dan Pienaar Drive, Registered Size 4568m<sup>2</sup> | Approx. Footprint: 1071 m<sup>2</sup>

PROPERTY FEATURES: The facility as a whole offer 26 Rooms all en-suite(some are self catering). The facility also has two conference facilities which can be let as a whole(has its own conference room, kitchen, bar and bathroom facilities). Communal facilities include the restaurant, kitchen, laundry, storerooms, managers office and a small reception area.

PROPERTY 2- ERF 14001 PORTION 0: better known as 14 Kaptein Proctor Street Registered Size: 1142m<sup>2</sup> | Approx. Footprint: 290 m<sup>2</sup>

PROPERTY FEATURES: 4 Bedroom, 1 Bathroom, Living Room, Dining Room and Kitchen.

TERMS AND CONDITIONS: R10 000.00 refundable deposit is payable. 5 % buyers commission plus VAT is payable on immovable property. 15% deposit is payable on the fall of the hammer. Auctioneer: Nico Maree/Juan Maree. For the balance the purchaser must provide a bank guarantee 30 days after confirmation. All finance must be pre-approved. FICA requirements (id & proof of residence) must be met. No transactions will be finalized without complying with the FICA requirements. No changes will be made to the entity in which you buy. Auction is subject to a reserve price. All prospective bidders must pre-register and pay the registration deposit before viewing of the property. General auction rules are available on the Park Village website. The auction rules are in accordance with Section 45 of the Consumer Protection Act 68 of 2008, which is available on our website - [http://www.parkvillageauctions.co.za/wpcontent/uploads/2013/10/Rules\\_of\\_Auction.pdf](http://www.parkvillageauctions.co.za/wpcontent/uploads/2013/10/Rules_of_Auction.pdf) nb. Above mentioned is subject to change without prior notice.

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