



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 703

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2024

No. 49971

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

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**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** **2024** **LEGAL A, LEGAL B AND LEGAL C**

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

- **28 December 2023**, Thursday for the issue of Friday **05 January 2024**
- **05 January**, Friday for the issue of Friday **12 January 2024**
- **12 January**, Friday for the issue of Friday **19 January 2024**
- **19 January**, Friday for the issue of Friday **26 January 2024**
- **26 January**, Friday for the issue of Friday **02 February 2024**
- **02 February**, Friday for the issue of Friday **09 February 2024**
- **09 February**, Friday for the issue of Friday **16 February 2024**
- **16 February**, Friday for the issue of Friday **23 February 2024**
- **23 February**, Friday for the issue of Friday **01 March 2024**
- **01 March**, Friday for the issue of Friday **08 March 2024**
- **08 March**, Friday for the issue of Friday **15 March 2024**
- **14 March**, Thursday for the issue of Friday **22 March 2024**
- **20 March**, Wednesday for the issue of Thursday **28 March 2024**
- **27 March**, Wednesday for the issue of Friday **05 April 2024**
- **05 April**, Friday for the issue of Friday **12 April 2024**
- **12 April**, Friday for the issue of Friday **19 April 2024**
- **19 April**, Friday for the issue of Friday **26 April 2024**
- **25 April**, Thursday for the issue of Friday **03 May 2024**
- **03 May**, Friday for the issue of Friday **10 May 2024**
- **10 May**, Friday for the issue of Friday **17 May 2024**
- **17 May**, Friday for the issue of Friday **24 May 2024**
- **24 May**, Friday for the issue of Friday **31 May 2024**
- **31 May**, Friday for the issue of Friday **07 June 2024**
- **07 June**, Friday for the issue of Friday **14 June 2024**
- **13 June**, Thursday for the issue of Friday **21 June 2024**
- **21 June**, Friday for the issue of Friday **28 June 2024**
- **28 June**, Friday for the issue of Friday **05 July 2024**
- **05 July**, Friday for the issue of Friday **12 July 2024**
- **12 July**, Friday for the issue of Friday **19 July 2024**
- **19 July**, Friday for the issue of Friday **26 July 2024**
- **26 July**, Friday for the issue of Friday **02 August 2024**
- **01 August**, Thursday for the issue of Thursday **08 August 2024**
- **08 August**, Thursday for the issue of Friday **16 August 2024**
- **16 August**, Friday for the issue of Friday **23 August 2024**
- **23 August**, Friday for the issue of Friday **30 August 2024**
- **30 August**, Friday for the issue of Friday **06 September 2024**
- **06 September**, Friday for the issue of Friday **13 September 2024**
- **13 September**, Friday for the issue of Friday **20 September 2024**
- **19 September**, Thursday for the issue of Friday **27 September 2024**
- **27 September**, Friday for the issue of Friday **04 October 2024**
- **04 October**, Friday for the issue of Friday **11 October 2024**
- **11 October**, Friday for the issue of Friday **18 October 2024**
- **18 October**, Friday for the issue of Friday **25 October 2024**
- **25 October**, Friday for the issue of Friday **01 November 2024**
- **01 November**, Friday for the issue of Friday **08 November 2024**
- **08 November**, Friday for the issue of Friday **15 November 2024**
- **15 November**, Friday for the issue of Friday **22 November 2024**
- **22 November**, Friday for the issue of Friday **29 November 2024**
- **29 November**, Friday for the issue of Friday **06 December 2024**
- **06 December**, Friday for the issue of Friday **13 December 2024**
- **12 December**, Thursday for the issue of Friday **20 December 2024**
- **18 December**, Wednesday for the issue of Friday **27 December 2024**

## 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: 14270/2023  
DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and BONGANI JEFFREY ZIBANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 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 26 JUNE 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R179 064.79, 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 3633 LAKESIDE TOWNSHIP  
REGISTRATION DIVISION I.Q.  
PROVINCE OF GAUTENG  
MEASURING 234 (TWO HUNDRED AND THIRTY FOUR) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T57989/2013  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 3633 FIFTEENTH STREET, LAKESIDE, VEREENIGING, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)  
A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET/BATHROOM.  
Dated at: PRETORIA, 2023-11-02.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. G13424/DBS/N FOORD/CEM.

Case No: 42242/2018  
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 PAKISO ARTHUR CHRISTOPHER MOSEHLE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-19, 10:00, THE SHERIFF'S OFFICE, ROODEPOORT NORTH: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In pursuance of judgments granted by this Honourable Court on 28 MAY 2019 and 24 MARCH 2020, a Warrant of Execution issued on 3 MAY 2021, and an Order in terms of Rule 46A(9)(c) granted on 20 SEPTEMBER 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R79 633.54, by the Sheriff of the High Court ROODEPOORT NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ROODEPOORT 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.

1. A UNIT CONSISTING OF -

(A) SECTION NO. 51 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS180/1991 IN THE SCHEME KNOWN AS PRINCESS VILLAS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PRINCESS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 (EIGHTY) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER NO. ST17273/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

2. A UNIT CONSISTING OF -

(A) SECTION NO. 70 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS180/1991 IN THE SCHEME KNOWN AS PRINCESS VILLAS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PRINCESS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 17 (SEVENTEEN) 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. ST17273/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 2 (SECTION 51) PRINCESS VILLAS, 3 KEISER DRIVE, PRINCESS, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG WEST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

2 BEDROOMS, BATHROOM, TV-LIVING ROOM, KITCHEN, GARAGE.

Dated at: PRETORIA, 2023-11-01.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S12605/DBS/N FOORD/CEM.

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**Case No: 42461/2021  
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 THEMBA CINDI, and MOSEBJADI SEKELE, Defendants**

NOTICE OF SALE IN EXECUTION

**2024-01-19, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA**

In pursuance of a judgment granted by this Honourable Court on 3 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R351 065.48, by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, WESTONARIA: 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 7457 PROTEA GLEN EXTENSION 11 TOWNSHIP  
REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG  
IN EXTENT: 251 (TWO HUNDRED AND FIFTY ONE) SQUARE METRES  
HELD BY DEED OF TRANSFER T43092/2018  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 23 KWALATA ROAD, PROTEA GLEN EXTENSION 11, SOWETO, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: 2 STORE ROOMS, STAFF ROOM

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
2. The auction will be conducted by the Acting Sheriff, Mr. Rudi Vermeulen, or his deputy.
3. Advertising costs at current publication rates and sale costs according to court rules, apply.
4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
7. All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, by electronic transfer or by bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card.
8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.

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

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

Dated at: PRETORIA, 2023-11-06.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S14202/DBS/N FOORD/CEM.

**Case No: 19279/2022  
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 JONAS JOHN SIBANYONI, and CELILIA NKUNA, Defendants**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST**

In pursuance of a judgment granted by this Honourable Court on 10 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Acting Sheriff of the High Court SOSHANGUVE at THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, SOSHANGUVE: ZELDA PARK BUILDING OFFICE NO. 8A, 570 GERRIT MARITZ STREET, PRETORIA NORTH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 1969 SOSHANGUVE-F TOWNSHIP  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG  
IN EXTENT: 300 (THREE HUNDRED) SQUARE METRES  
HELD BY DEED OF TRANSFER T80157/2017  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: STAND 1969, SOSHANGUVE-F, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: 2 STAFF QUARTERS, STAFF BATHROOM & 2 CARPORTS.

Dated at: PRETORIA, 2023-11-07.

VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND, Tel. (012) 807 3366, Fax. 086 206 8695, Ref. S14621/DBS/N FOORD/CEM.

**Case No: 18133/2022**  
**Docex 4, Parow**

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

**In the matter between: FNB Mortgage Company (RF) Pty Ltd – Plaintiff, and Ashley Chetty - First Defendant, and Mineesha Chetty - Second Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2024-01-16, 11:00, 131 St Georges Street, Simon's Town**

In execution of the judgment in the High Court, granted on 6 February 2023, the under-mentioned property will be sold in execution on 16 January 2024 at the offices of the Sheriff Simon's Town at 131 St Georges Street, Simon's Town, subject to a reserve price of R2 048 783.15, to the highest bidder.

ERF: 93450 - Cape Town, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 560 square metres and held by Deed of Transfer No. T40678/2018 - And known as: 43 Battle Ridge Road, Marina da Gama.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a brick building under a tile roof consisting of a entrance hall, lounge, family room, dining room, 2 x studies, kitchen, 3 x bedrooms, 2 x showers, 2 x toilets, 2 x garages and a basement workshop / store room / third garage, laundry, large braai / entertainment patio with awnings and synthetic lawn as floor covering, solar heated swimming pool and largely paved garden.

Reserved price: The property will be sold with a reserve of R2 048 783.15

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Simon's Town at the address being; 131 St Georges Street , Simon's Town.

Dated at: Parow, 2023-10-30.

Cohen Shevel & Fourie, 40 McIntyre Road, Parow, Tel. 021 939 5120, Fax. 086 721 3811, Ref. TO Price/zvw/F53221, Acc. 1.

**Case No: 2022/060471**  
**50 Rosebank**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: HABIB OVERSEAS BANK LIMITED, Applicant (In Provisional Liquidation) (Registration No. 1990/004437/06), and FANASH PRODUCTS (PTY) LTD, First Respondent (Registration No. 2014/181299/07), and NAZIR KADER, Second Respondent (ID No. 6905075280085)**

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

**2024-01-18, 10:00, THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST at AZANIA BUILDING, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA**

**NOTICE OF SALE IN EXECUTION**

IN EXECUTION OF A JUDGMENT in the above Honourable Court dated the 14th of June 2023 and a Warrant of Execution issued therein, the undermentioned immovable property will be sold in execution by THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST, on THURSDAY THE 18TH OF JANUARY 2024 at THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST at AZANIA BUILDING, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA AT 10:00 am with reserve to the highest bidder.

**DESCRIPTION OF THE PROPERTY**

1. PORTION 1 OF ERF 326 ERASMIA TOWNSHIP, REGISTRATION DIVISION JR, PRETORIA;

2. IN EXTENT 1047 (ONE THOUSAND AND FORTY SEVEN) SQUARE METERS;
3. HELD BY DEED OF TRANSFER: T21179/2011;
4. PHYSICAL ADDRESS: NO. 349 STEYNBERG STREET, ERASMIA, PRETORIA WEST;
5. MAGISTERIAL DISTRICT: TSHWANE CENTRAL

#### IMPROVEMENTS TO PROPERTY

The information given regarding the improvements on the property and details regarding the number and nature of the 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 possible.

The improvements to the residential property consists of the following:

1. Lounge;
2. Study;
3. Dining Room;
4. Fully Fitted kitchen;
5. x4 Bedrooms;
6. x2 en-suite bathrooms;
7. Braai Area;
8. Swimming Pool;
9. Garden;
10. Domestic Headquarter (Bedroom, bathroom and toilet);
11. Covered Parking (max two cars)

#### THE CONDITIONS OF SALE

1. The auction will be conducted by the Sheriff, Mr Sabier Ismail, or his deputy.

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

2. All bidders are required to pay R20 000.00 refundable registration fee in cash, bank guarantee cheque, or electronic transfer on the day of sale.

3. The 10% deposit of the purchase price, Sheriff's commission and VAT are payable on the day of the sale in cash, bank guarantee cheque, or electronic transfer on the day of sale.

4. The balance is payable against registration of transfer, to be secured by a bank or other acceptable guarantee by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff of the court, SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST AT AZANIA BUILDING, CORNER ISCOR AVENUE & IRON TERRACE WEST PARK, PRETORIA, within twenty-one (21) days from the date of sale.

5. Rules of auction and conditions of sale may be inspected at the Sheriff's Office, SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA.

Dated at: JOHANNESBURG, 2023-11-20.

DASOO ATTORNEYS, Suite 11B, FIRST FLOOR, 1 MELROSE BOULEVARD, MELROSE ARCH, Tel. 011-684-1468, Fax. 011 684 2909, Ref. MR DASOO / HOB 149, Acc. EMRAAN ESSOP DASOO.

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Case No: 3984/2021

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF PORT SHEPSTONE, HELD AT PORT SHEPSTONE)

**In the matter between: UVONGO SQUARE BODY CORPORATE – APPLICANT, and CRYSTAL WENDY ROBERTS (Identity Number 780321 0062 08 9) - FIRST RESPONDENT, FIRSTRAND BANK LIMITED - SECOND RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-22, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

In PURSUANCE of judgment in the Port Shepstone Magistrates Court and a Warrant of Execution issued on 3 May 2022, the property listed below will be sold in execution by the Sheriff Port Shepstone, on the 22nd day of January 2024 at Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni, 1685, at 10h00am to the highest bidder.

PROPERTY: Unit 8 Door 31 Uvongo Square Body Corporate, 84 Colin Street, Uvongo and known as UVONGO SQUARE BODY CORPORATE in respect of land and building situated at, 84 Colin Street, Uvongo of which section the floor area is 80.0000 square meters. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan. Held by Deed of Transfer ST4026/2016.

ALSO KNOWN AS: Unit 8 Door 31 Uvongo Square Body Corporate, 84 Colin Street, Uvongo.

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

The property comprising of: Unknown

THE CONDITIONS OF SALE

The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institute approved by the execution creditor or his attorneys, and shall be furnished to the sheriff within 10 days after the date of sale. The purchaser may be taken possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni.

Dated at: ROODEPOORT, 2023-11-27.

Schuler Heerschop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone, 4240., Tel. (011) 763 3050, Ref. VO/rc/UVS1/0008.

Case No: 21/2023

IN THE MAGISTRATE'S COURT FOR  
(District of Port Shepstone held at Port Shepstone)

**In the matter between: BAY HILL ESTATE HOME OWNERS ASSOCIATION – APPLICANT, and JUAN BOSHOFF N.O. In his capacity as Executor for the time being of ESTATE LATE JAN BOSHOFF (Estate Number: 005877/2021) - FIRST RESPONDENT. RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT. STANDARD BANK OF SOUTH AFRICA LIMITED - THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-22, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

In PURSUANCE of judgment in the Port Shepstone Magistrates Court and a Warrant of Execution issued on 17 April 2023, the property listed below will be sold in execution by the Sheriff Port Shepstone, on the 22nd of January 2024 at 10h00 at The Sheriff's Office Port Shepstone, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, 1685, to the highest bidder.

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff.

The auction will be conducted by the Sheriff, MAB MAHLANGU or her deputy.

PROPERTY:

1. Erf 1361, Bay Hill Home Owners Association, 1361 Marine Drive, Shelly Beach and known as Bay Hill Estate in respect of land and building situated at 1361 Marine Drive, of which section the floor area is 640.0000 square meters in extent; and

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

3. Held by Deed of Transfer T14049/2013

ALSO KNOWN AS: Erf 1361 Bay Hill Home Owners Association, 1361 Marine Drive, Shelly Beach

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

The property comprising of:

A vacant stand with floor area of 640.0000 SQM (Six Hundred and Forty Square Meters)

THE CONDITIONS OF SALE

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

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his attorney and shall be furnished to the sheriff within 10 days after the date of sale.

The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Port Shepstone at 17A Mgazi Avenue, Umtentweni.

Dated at: ROODEPOORT, 2023-11-27.

Schuler Heerschop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone, 4240., Tel. (011) 763 3050, Ref. VO/rc/BH1/0053.

**Case No: 1292/2023**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF UGU, HELD AT PORT SHEPSTONE)

**In the matter between: KULULEKA BODY CORPORATE (SS NO: 528/2007) – APPLICANT, and ANGAMKAYITSHANA (Identity Number: 900912 0736 08 9) - FIRST RESPONDENT, ABSA BANK - SECOND RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-22, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 03 July 2023, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, on the 22 January 2024 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

1. UNIT 10 DOOR 4, in the sectional title scheme known as KULULEKA, with scheme number SS NO: 528/2007, held by the Execution Debtor under Sectional Title Deed ST9784/2019, which is better known as UNIT 10 DOOR 4 KULULEKA BC, 3 RETHMAN DRIVE, UMTENTWENI, in the HIBISCUS COAST of which section

the floor area, according to the sectional title plan is 145 (ONE HUNDRED AND FORTY FIVE) square meters in extent.

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

3. As aforementioned, the property is held by Deed of Transfer ST9784/2019.

THE PROPERTY IS ALSO KNOWN AS: UNIT 10 DOOR 4 KULULEKA BC, 3 RETHMAN DRIVE, UMTENTWENI.

The following information is furnished regarding the improvements to the property, though in this regard nothing is guaranteed:

The property consists of: UNKNOWN.

THE CONDITIONS OF SALE:

10% (Ten Percent) of the purchase price, and the Sheriff's costs, to be paid in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or another acceptable guarantee to be furnished to the Sheriff of the above Honourable Court, Port Shepstone, within 21 (Twenty-One) days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, Port Shepstone.

Dated at: ROODEPOORT.

Schuler Heerschop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone, Tel. (011) 763 3050, Ref. VO/rc/KUL1/0009.

**Case No: 70/2020  
DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and ISHMAEL  
MOLUSI MOKGOSI (ID NUMBER: 851103 5917 085), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-17, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN**

In pursuance of a judgment of the above Honourable Court dated 12 August 2021 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 17 January 2024 at 10:00 at before the Sheriff of BLOEMFONTEIN EAST held at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

CERTAIN: ERF 27592 BLOEMFONTEIN (EXTENSION 164), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE.

IN EXTENT : 419 (FOUR HUNDRED AND NINETEEN) SQUARE METRES.

HELD BY : DEED OF TRANSFER NO T10851/2014.

SUBJECT TO : THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: ERF 27592, VISTA PARK, BLOEMFONTEIN

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X GARAGE (NOT GUARANTEED)

The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Plaintiff's attorney, to be furnished to the said Sheriff within fourteen (14) days after the date of the Sale.

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT, BLOEMFONTEIN EAST, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST (PETRO ROODT) will conduct the sale.

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

Dated at: BLOEMFONTEIN, 2023-11-08.

McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN,, Tel. 0515050200, Fax. 0862184922, Ref. NM9472.

**Case No: 5297/2019  
DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and LEFU ENOCK  
MOKOENA (ID NUMBER : 741231 5492 082), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 11:00, OFFICE OF THE SHERIFF, 3030 DE BULT, PHUTHADITJHABA**

In pursuance of a judgment of the above Honourable Court dated 6 May 2021 and a Writ for Execution, the following property will be sold in execution on FRIDAY the 26 JANUARY 2024 at 11:00 at before the Sheriff of PHUTHADITJHABA held at OFFICE OF THE SHERIFF, 3030 DE BULT, PHUTHADITJHABA.

CERTAIN: ERF 841 PHUTHADITJHABA-H, DISTRICT HARRISMITH, PROVINCE FREE STATE

IN EXTENT : 300 (THREE HUNDRED) SQUARE METRES

HELD BY : DEED OF TRANSFER NO T8029/2011

SUBJECT TO : THE SERVITUDES AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: STAND 841 H, RIVERSIDE, PHUTHADITJHABA

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X GARAGE. FLATLET: 2X BEDROOMS, 1X BATHROOM. (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, PHUTHADITJHABA.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, 3030 DE BULT, PHUTHADITJHABA.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, PHUTHADITJHABA (KLAAS FOKA) will conduct the sale.

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

Dated at: BLOEMFONTEIN, 2023-11-01.

McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN, Tel. 0515050200, Fax. 0862184922, Ref. NM9353.

**Case No: 5479/2022P**

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

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Registration Number 2015/042866/07, Plaintiff, and PAPA GORA MBODJI, Identity Number 7812086024180, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 09:00, the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal**

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Sheriff for the High Court of Pietermaritzburg on Thursday, the 25th of January 2024 at 09h00 at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

The property is described as:-

Erf 125 Cleland (Extension 1),

Registration Division FT,

Province of KwaZulu-Natal,

in extent 1993 (One Thousand Nine Hundred and Ninety Three) square metres

Held by Deed of Transfer Number T1513/2020

and situated at 22 Holly Road, Cleland, Pietermaritzburg, KwaZulu-Natal, and is zoned residential.

The following information is furnished but is not guaranteed:

The property has been improved with a main dwelling consisting of an entrance hall, lounge, family room, dining room, kitchen, scullery, 4 bedrooms, 3 showers, 3 toilets, dressing room, 2 out garages, servant's room, bathroom/toilet, entertainment area and swimming pool.

The Conditions of Sale may be inspected at the office of the Sheriff, Pietermaritzburg for 15 (fifteen) days prior to the date of sale.

Take further notice that:

1. This sale is a sale in execution pursuant to a Judgment obtained in the above Court.
2. The Msunduzi Municipality is required to stipulate within 10 (ten) days of service of the Notice of Sale upon the Municipality, a reasonable reserve price or to agree in writing to a sale without reserve.
3. The Rules of this auction are available 24 hours prior to the auction at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008  
(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 R15,000.00 in cash,
  - d) Registration conditions.

The office of the Sheriff for Pietermaritzburg will conduct the sale with auctioneer AM Mzimela (Sheriff) and/or her Deputies.

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

Dated at: Pietermaritzburg, 2023-11-15.

Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg, Tel. 0338450500, Ref. GJ Campbell/FIR/2350.

Case No: 8393/22P

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Division, Pietermaritzburg)

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF, and BRIDGEWATER TRADING (PROPRIETARY) LIMITED, Registration Number 2016/061127/07, FIRST DEFENDANT, and SUBASH JERAM, Identity Number 610606 5239 088, SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-01-25, 09:00, the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal**

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Sheriff for the High Court of Pietermaritzburg on Thursday, the 25th of January 2024 at 09h00 at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.

The property is described as:-

Erf 9295 Pietermaritzburg,

Registration Division FT,

Province of KwaZulu-Natal,

In extent 1371 (One Thousand Three Hundred and Seventy One) square metres

Held by Deed of Transfer No. T18399/2016

subject to a restraint against free alienation in favour of VCCE Master Home Owners Association

and situated at Victoria Country Club Estate, 40 Cascades Drive, Montrose, Pietermaritzburg, KwaZulu-Natal and is zoned as Residential. The property is referred to on the Estate Plan as Number 42, however the house is numbered 40.

The following information is furnished but is not guaranteed:

The property has been improved with a main dwelling consisting of an entrance hall, lounge, family room, dining room, kitchen, scullery, 4 bedrooms, 2 bathrooms, 2 showers, 3 toilets, 2 out garages, 1 servant's room and 1 shower/toilet.

The Conditions of Sale may be inspected at the office of the Sheriff, Pietermaritzburg for 15 (fifteen) days prior to the date of sale.

Take further notice that:

1. This sale is a sale in execution pursuant to a Judgment obtained in the above Court.
2. The Msunduzi Municipality is required to stipulate within 10 (ten) days of service of the Notice of Sale upon the Municipality, a reasonable reserve price or to agree in writing to a sale without reserve.
3. The Rules of this auction are available 24 hours prior to the auction at the Sheriff's Office, 20 Otto Street, Pietermaritzburg, KwaZulu-Natal.
4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008  
(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 R15,000.00 in cash,
  - d) Registration conditions.

The office of the Sheriff for Pietermaritzburg will conduct the sale with auctioneer AM Mzimela (Sheriff) and/or her Deputies.

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

Dated at: Pietermaritzburg, 2023-11-22.

Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg, Tel. 0338450500, Fax. 0865455685, Ref. GJ Campbell/FIR/2441.

**Case No: 4423/22**

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

**In the matter between: Langebaan Country Estate Home Owners Association, Plaintiff, and Marcus Stefan Smith, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-15, 11:30, Sheriff Moorreesburg 4 Meul Street, Moorreesburg**

The following property will be sold in execution by PUBLIC AUCTION held at ERF 7303 LANGEBAAN to the highest bidder on MONDAY 15TH JANUARY 2024 at 11H30 AM.

ERF 7303 (STAND 929) LANGEBAAN

IN EXTENT 894 (EIGHT HUNDRED AND NINETY FOUR) Square metres

HELD BY DEED OF TRANSFER T3585/2005

Situate at 929 LADY ANNE BARNARD DRIVE, LANGEBAAN COUNTRY ESTATE  
LANGEBAAN

CONDITIONS OF SALE

1. The full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff.

2. The following information is furnished but not guaranteed: VACANT ERF.

3. The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by or electronic transfer on the day of the sale. The balance including interest shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff 21 days after the sale.

4. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for monies owing to the Plaintiff.

5. The Auction will be conducted by the Sheriff Mooreesburg - Hopefield, Acting Piketberg or his Deputy. Advertising costs at current publication rates and sale costs according to Court Rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Direction of the Consumer Protection Act0 of 2008 (URLhttp:www.info.gov.za/view/downloadFileAction?=99961)

6. All bidders are required to pay R5000,00 registration fee prior to the commencement of the Sale in order to obtain a buyer's card, which deposit is refundable after the Sale in Execution.

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

Dated at: CLAREMONT, 2023-11-23.

STBB Attorneys, Buchanan's Chambers, 2nd Floor, Cnr Warwick / Pearce Roads, Claremont, Tel. 021-6734700, Ref. TMC/RD/ZC006035.

**Case No: 15625/2022**

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

**In the matter between: Langebaan Country Estate Home Owners Association, Plaintiff, and Marcus Stefan Smith, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-15, 11:30, Sheriff Moorreesburg 4 Meul Street, Moorreesburg**

The following property will be sold in execution by PUBLIC AUCTION held at ERF 7303 LANGEBAAN to the highest bidder on MONDAY 15TH JANUARY 2024 at 11H30 AM.

ERF 7303 (STAND 929) LANGEBAAN

IN EXTENT 894 (EIGHT HUNDRED AND NINETY FOUR) Square metres

HELD BY DEED OF TRANSFER T3585/2005

Situate at 929 LADY ANNE BARNARD DRIVE, LANGEBAAN COUNTRY ESTATE  
LANGEBAAN

CONDITIONS OF SALE

1. The full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff.

2. The following information is furnished but not guaranteed: VACANT ERF.

3. The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by or electronic transfer on the day of the sale. The balance including interest shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff 21 days after the sale.

4. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for monies owing to the Plaintiff.

5. The Auction will be conducted by the Sheriff Mooresburg - Hopefield, Acting Piketberg or his Deputy. Advertising costs at current publication rates and sale costs according to Court Rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Direction of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/downloadFileAction?file=99961](http://www.info.gov.za/view/downloadFileAction?file=99961))

6. All bidders are required to pay R5000,00 registration fee prior to the commencement of the Sale in order to obtain a buyer's card, which deposit is refundable after the Sale in Execution.

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

Dated at: CLAREMONT, 2023-11-23.

STBB Attorneys, Buchanan's Chambers, 2nd Floor, Cnr Warwick / Pearce Roads, Claremont, Tel. 021-6734700, Ref. TMC/RD/ZC006035.

**Case No: 1557/23P  
252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and HUMPHREY BOOIMAN TRINDAD,  
Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2024-01-17, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 26TH APRIL 2023 and in execution of the Writ of Execution of Immovable Property issued on the 17 JULY 2023 the following immovable property will be sold by the Sheriff of the High Court for the district of PINETOWN on WEDNESDAY the 17TH day of JANUARY 2024 at 10:00 at 18 SUZUKA ROAD, WESTMEAD, PINETOWN to the highest bidder subject to a reserve price of R1,036,527.84.

PORTION 1 OF ERF 119 ATHOLL HEIGHTS

REGISTRATION DIVISION FT

PROVINCE OF KWAZULU-NATAL

IN EXTENT 1879 (ONE THOUSAND EIGHT HUNDRED AND SEVENTY NINE)

SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T29876/2016

SUBJECT TO THE CONDITIONS HEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

MAGISTERIAL DISTRICT PINETOWN

The property is situated at 4 ABERFOYLE ROAD, ATHOLL HEIGHTS, DURBAN and consists of:

Main Dwelling: 1 x Entrance Hall, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Toilet, 2 x Out Garage, 1 x Servants Quarters, 1 x Bathroom and toilet, 1 x enclosed verandah

Second Dwelling: 1 x Lounge, 1 x Kitchen, 1 x Bedroom, 1 x Bathroom

(in this respect, nothing is guaranteed)

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

Rules of this auction and a full advertisement can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Pinetown situated at 18 SUZUKA ROAD, WESTMEAD, PINETOWN. The aforesaid shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Pinetown 15 days prior to the date of sale.

The Auction will be conducted with Auctioneers N.B. Nxumalo or Mrs S. Raghoo.

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

- a. In accordance to the Consumer Protection Act 68 of 2008.  
(<http://www.info.gov.za/view.DownloadFileAction?id=99961>)
- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R15 000-00 in cash for immovable property
- d. Registration Conditions.

e. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS.

Dated at: DURBAN, 2023-11-27.

Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban., Tel. 0313011539, Fax. 031 301 6895, Ref. MAT98777/KZN, Acc. M NAIDOO.

**Case No: 16923/2019**  
**Docex 1 Tygerberg**

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

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff, and Ms. Natalia McAllister - Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-24, 10:00, Mitchells Plain South Sheriff's Office, 48 Church Way, Strandfontein, Mitchells Plain**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on Wednesday, 24 January 2024 at 10:00 At Mitchells Plain South Sheriff's Office, 48 Church Way, Strandfontein, Mitchells Plain by the Sheriff of the High Court, to the highest bidder:

Erf 41009 Mitchells Plain, situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 270 square metres, held by virtue of Deed of Transfer no. T 26053/2008, Street address: 26 Anita Crescent, Morgenster, Beacon Valley, Mitchells Plain

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location: A dwelling comprising: Lounge, Family Room, Dining Room, Kitchen, 3 X Bedrooms, 2 X Bathrooms, Shower, 2 X W/C, 2 X Carports & Storeroom

Reserved price: The property will be sold subject to a reserve price of R420 000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer.

Auctioneers charges: Payable by the Purchaser on the day of sale.

Conditions of sale: Same shall lie for inspection at the offices of the Mitchell's Plain South Sheriff.

Dated at: BELLVILLE, 2023-11-16.

MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville, Tel. 021-918 9009, Fax. 0866116156, Ref. H CROUS/SS/FIR73/4612, Acc. MINDE SCHAPIRO & SMITH INC.

**Case No: 6311/23P**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF, and WILLIAM MICHAEL HOLDEN, Identity Number 6711115076081, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-01-22, 10:00, the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, KwaZulu-Natal**

PLEASE TAKE NOTICE THAT the under-mentioned property will be sold by Public Auction by the Acting Sheriff for the High Court of Port Shepstone on MONDAY, the 22nd day of JANUARY 2024 at 10h00 at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, KwaZulu-Natal. The property is described as:-

Erf 964 Leisure Bay (Extension 1),  
Registration Division DT,

Province of KwaZulu-Natal,

in extent 1031 (One Thousand and Thirty One) square metres

Held by Deed of Transfer Number T21125/2007

and situated at 964 Ayr Avenue, Leisure Bay (Extension No. 1), Port Edward, KwaZulu-Natal, and is zoned special residential.

The following information is furnished but is not guaranteed:

The property consists of vacant land.

The Conditions of Sale may be inspected at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, for 15 (fifteen) days prior to the date of sale.

Take further notice that:

1. The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to a Judgment obtained in the above Court against the Defendant for money owing to the Plaintiff.

2. The Ray Nkonyeni Municipality and the Ugu District Municipality are required to stipulate within 10 (TEN) days of service of the Notice of Sale upon them, a reasonable reserve price or to agree in writing to a sale without reserve.

3. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, No. 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction.

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

a) Directive of the Consumer Protection Act 68 of 2008

(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 R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

d) Registration conditions.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by way of an 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 or its attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the Court. 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.

The Office of the Sheriff for Port Shepstone will conduct the sale, with auctioneers MAB Mahlangu (Sheriff) or her Deputy.

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

Dated at: Pietermaritzburg, 2023-11-22.

Stowell & Co, 295 Pietermaritz Street, Pietermaritzburg, Tel. 0338450500, Fax. 0865455685, Ref. GJ Campbell/FIR/2459.

**Case No: 52328/2020**

**Docex 101, Pretoria**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG NO. 1962/000738/06) (EXECUTION CREDITOR), and RESCU-LIFE AFRICA (PTY) LTD (REG NO. 2012/191848/07) (JUDGMENT DEBTOR)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 11:00, BY THE SHERIFF OF THE HIGH COURT TSHWANE NORTH AT 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXT 3, PRETORIA**

In pursuance of judgment granted against the Judgment Debtor on 14 October 2021 and wherein the Judgment Debtor's property described below was declared specially executable in the above Honourable Court and under a writ of execution issued thereafter the immovable property belonging to the Judgment Debtor listed hereunder will be sold in execution on FRIDAY, 26 JANUARY 2024 at 11h00 by the Sheriff of the High Court TSHWANE NORTH, at the Sheriff's office, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXT 3, PRETORIA, to the highest bidder without a reserve price:

Description: HOLDING 52 BON ACCORD AGRICULTURAL HOLDING, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG;

In extent: 2,1414 (TWO COMMA ONE FOUR ONE FOUR) HECTARES;

Physical Address: PLOT 52, 267 NORTH STREET, BON ACCORD AGRICULTURAL HOLDINGS;

Zoned: AGRICULTURAL HOLDING

HELD by the Judgment Debtor under Deed of Transfer No. T73319/2013.

IMPROVEMENTS: The following information is given but not guaranteed:

The site consists of a single storey dwelling that has been completely damaged and striped of all valuable materials. The property is considered to be beyond economical repair and is therefore valued as if vacant.

Structure: Brick and mortar structure

External walls: Plastered and painted brick walls

Roof: Pitch tiled roof

The full conditions may be inspected at the office of the Sheriff of the High Court Tshwane North, during office hours, at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXT 3, PRETORIA.

Note: Consumer Protection Act 68 of 2008:

Buyers/Bidders must register to bid and original proof of identity and residential address are required. Should you buy on behalf of someone else, or a legal entity, you will need to present the Sheriff with written authority to this effect. Further information and Regulations in terms of the Consumer Protection Act 68 of 2008 are available at the office of the Sheriff for inspection.

Dated at: PRETORIA, 2023-11-09.

NEWTONS INC., 2nd Floor, Lobby 3, Brooklyn Forum Building, 337 Veale Street, Nieuw Muckleneuk, Pretoria, Tel. (012) 4250200, Fax. (012) 4609491, Ref. 011750332/M Steenkamp/bdp(NL3923).

**Case No: 6550/19P**

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 Naran Moodley, First Execution Debtor, Sherine Moodley, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 09:00, at the office of the Sheriff for High Court, Pietermaritzburg, 20 Otto Street, Pietermaritzburg**

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, Pietermaritzburg at the Sheriff's office, 20 Otto Street, Pietermaritzburg, on 25 January 2024 at 09H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale ERF 830 Pietermaritzburg, Registration Division FT, Province of KwaZulu-Natal, In extent 2991 (Two Thousand Nine Hundred and Ninety One) square metres, Held by Deed of Transfer No. T16795/06 ("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: 71 Jesmond Road, Scottsville, Pietermaritzburg, KwaZulu-Natal (In the Magisterial District of Pietermaritzburg);

2. The improvements consist of: A secured double storey plastered dwelling under tile consisting of a lounge, dining room, kitchen, 4 bedrooms, 2 bathrooms, a scullery, a laundry room, a family room and a staff room with a bedroom and bathroom. The property also has a flatlet with a bedroom, bathroom, kitchen and a lounge;

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 27 May 2020;

2. The property shall be sold by the Sheriff for the High Court, Pietermaritzburg, situated at 20 Otto Street, Pietermaritzburg, to the highest bidder, subject to a reserve price in the amount of R810 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, Pietermaritzburg, 20 Otto Street, Pietermaritzburg,

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 R15 000.00 in cash;
- d) Registration conditions.
- 5. The sale will be conducted by the Sheriff AM Mzimela and/or her Deputies as Auctioneers;
- 6. Advertising costs at current publication rates and sale costs, according to court rules, apply;
- 7. Conditions of sale may be inspected at the office of the Sheriff High Court, Pietermaritzburg at 20 Otto Street, Pietermaritzburg.

Dated at: Pietermaritzburg, 2023-11-20.

Venns Attorneys, 30 Montrose Park Boulevard, Victoria Country Club Estate, Peter Brown Drive, Montrose, Pietermaritzburg, Tel. (033) 355 3120, Fax. (033) 342 3564, Ref. N Jooste/Seema/36193633.

Case No: 11047/2022  
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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 AAMIR SALEEM BUTT (IDENTITY NUMBER: 9602116200183), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgment and warrant granted on 6 October 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 23 January 2024 at 10:00 by the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park to the highest bidder subject to the Court reverse of R 550 000.00:-CERTAIN: ERF 2131 MAYFAIR TOWNSHIP SITUATED: 20 Robinson Road, Mayfair, 2092 MAGISTERIAL DISTRICT: Johannesburg Central REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG MEASURING: 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Kitchen, 1 x Scullery, 1 x Lounge, 1 x Entrance Hall, 2 x Bedrooms, 1 x Full Bathroom, 1 x Covered Car Port, DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, AAMIR SALEEM BUTT (IDENTITY NUMBER: 9602116200183), under his name under Deed of Transfer No. T3637/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court Johannesburg West at 139 Beyers Naude Drive, Franklin Roosevelt Park 24 hours prior to auction. Further take notice: 1. All bidders are required to present their identity document together with their proof of residence for FICA compliance. 2. All bidders are required to pay a R30 000.00 (Refundable) registration fee via EFT prior to the commencement of the auction in order to obtain a buyer's card. 3. Registration for auctions is open the day before from 9:30 to 13:00 and closes at 9:30 on the day of the auction. 4. The Sheriff Mr Indran Adimoolum will conduct the auction. 5. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque on the day of sale. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: 012 817 4843, E-MAIL: werasmus@lgr.co.za, REF. am/WANIQUE ERASMUS/IC000524.

Dated at: Pretoria, 2023-12-06.

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, Tel. (012) 817- 4843, Fax. 086 697 7980, Ref. SR/WE/IC000524.

Case No: EL08/22

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, East London Circuit Court)

**In the matter between: Nedbank Limited, Plaintiff, and Craig Rodger Daniel, First Defendant, and Ashleigh Sandra Daniel, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriffs Office, 75 Longfellow Street, Quigney, East London**

In execution of a Judgment of the High Court of South Africa (Eastern Cape Division, East London Circuit Court) in this suit, the undermentioned immovable property of the Defendants will be sold in execution with reserve by the Sheriff of the High Court, at 75 Longfellow Street, Quigney, East London on Friday 26 January 2024 at 10h00, to the highest bidder.

Property description:

ERF 3935 GONUBIE

Buffalo City Metropolitan Municipality, Division of East London, Province of the Eastern Cape

IN EXTENT 441 (Four Hundred and Forty One) Square Metres

HELD under T11840/2020

Street address:

42 Arum Road, Gonubie, East London

Whilst nothing is guaranteed, it is understood that the property is comprised of 3 Bedrooms, 3 Bathrooms, 1 Study, 1 Kitchen, 1 Living room, 1 Garage and 1 Swimming Pool.

The Conditions of Sale will be read out prior to the sale and may be inspected at the offices of the Sheriff of the High Court at 75 Longfellow Street, Quigney, East London.

Terms: 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 bank guarantee, to be approved by the Plaintiff's Attorneys and to be furnished to the Sheriff within 21 days of the sale. Auctioneer's charges are payable on the day of the sale, calculated at 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on the sum of R100 001.00 to R400 000.00 and 1.5% on the balance thereof, subject to a maximum commission of R40 000.00 and a minimum of R3000.00.

DATED at EAST LONDON on this 7th day of NOVEMBER 2023.

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BATE CHUBB & DICKSON INC.

Plaintiff's Attorneys

Suite 3, Norvia House

34 Western Avenue

Vincent

EAST LONDON

Tel (043) 7014500

Email : leone@batechubb.co.za

Ref: Mr Chambers/leone/DEB3282

Dated at: East London, 2023-12-01.

Bate Chubb & Dickson Inc., Suite 3, Norvia House, 34 Western Avenue, Vincent, East London, Tel. (043)7014500, Ref. Mr J Chambers/Leone/DEB3283.

Case No: 14923/2020

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

**In the matter between: ABSA BANK LIMITED (Plaintiff), and ZIMKHITHA MICHELLE MLANZELI, Identity Number 841218 0776 08 9 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 10:00, AT THE SHERIFF'S OFFICE KUILS RIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

1. Property: 59 Lukhanyo Street, Mfuleni
2. Domicile: 6954 Tscan Street, Mfuleni
3. Residential: 59 Lukhanyo Street, Mfuleni

In execution of a judgment of the above honourable court dated 18 May 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 18 JANUARY 2024 at 10:00 at the SHERIFF'S OFFICE KUILS RIVER SOUTH, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER, subject to a reserve price of R280,000.00

ERF 393 MFULENI, in the City of Cape Town, Division Stellenbosch, Western Cape Province;

In Extent : 515 square metres

Held by Deed of Transfer No T31679/2014

ALSO KNOWN AS: 59 LUKHANYO STREET, MFULENI

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:
 

LOUNGE, KITCHEN, 2 X BEDROOMS, OUTSIDE WATER ABLUTION.
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, KUILS RIVER SOUTH and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at: Tyger Valley, 2023-12-13.

Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY, Tel. (021) 943 3000, Ref. MJT/Yvette Smith/ZA0113.

Case No: 2022/27485  
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 Kubheka, Siyabulela Khaya, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 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 23 January 2024 at 10H00 at Sheriff's Office 139 Beyers Naude Drive, Franklin Roosevelt Park, 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 937 Winchesterhills Extension 3 Township, Registration Division I.R., Province of Gauteng, measuring 1073 (one thousand and seventy three) square meters; Held by the judgment debtor under Deed of Transfer T33807/2019; Physical address: 71 Pansy Street, Winchesterhills Ext 3, Johannesburg. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Entrance hall, lounge, dining room, kitchen, 4 bedrooms, 2 bathrooms, 2 showers, 3 w/c, 2 out garages, 2 carports. Terms: The sale is with reserve price of R1,045,000.00 (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 139 Beyers Naude Drive, Franklin Roosevelt Park, Gauteng. 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 auctions is open the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction.

Dated at: Hurlingham, 2023-11-30.

Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton, Tel. 011 325 4500, Fax. 011 325 4503, Ref. CC/bc/FF003798.

**Case No: 48126/2021  
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff, and Lorraine Kalauba; Defendant**

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

**2024-01-23, 11:00, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 08 September 2022, in terms of which the following property will be sold in execution on the 23rd of January 2024 at 11h00 by the Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder subject to a reserve price as set by Court in the amount of R500 000.00:

Certain Property:

Erf 3341 Cosmo City extension 3 Township, Registration Division I.Q., Gauteng Province, Measuring 294 square metres, held under deed of Transfer No. T146270/2005

Physical Address: 3341 Greece street, Cosmo City extension 3, Randburg.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

2 bedrooms, 2 bathrooms, kitchen, dining room. (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House.

The Sheriff Randburg West will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. 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 cash;

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House, during normal office hours Monday to Friday.

Dated at: RANDBURG, 2023-12-05.

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg, Tel. 011 504 5300, Fax. 086 554 3902, Ref. MAT22868.

**Case No: 47650/2021  
DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff, and Melusi Christian Ntumba; Defendant**

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

**2024-01-23, 11:00, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 08 May 2023, in terms of which the following property will be sold in execution on the 23rd of January 2024 at 11h00 by the Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder subject to a reserve price as set by Court in the amount of R489 000.00:

**Certain Property:**

Erf 4949 Cosmo City extension 5 Township, Registration Division I.Q., Gauteng Province, Measuring 302 square metres, held under deed of Transfer No. T58316/2007

Physical Address: 58 Nevis Crescent, Cosmo City extension 5.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathroom, kitchen, dining room. (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House.

The Sheriff Randburg West will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. 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 cash;

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Randburg West, Unit C1 Mount Royal, 657 James Crescent, Halfway House, during normal office hours Monday to Friday.

Dated at: RANDBURG, 2023-12-05.

BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg, Tel. 011 504 5300, Fax. 086 554 3902, Ref. MAT70475.

Case No: 2019/15442

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MASHAO; MORORE JOHN LEHLOGONOLO, 1st Respondent / Judgment Debtor and MASHAO; MOJABENG ALETTA, 2nd Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 10:00, SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

AUCTION: In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R800 000.00 to the highest bidder, will be held by the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE; 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on 23 JANUARY 2024 at 10H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: ERF 3090 GLENVISTA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1 847 (ONE THOUSAND EIGHT HUNDRED AND FORTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T47793/2008. SITUATED AT 41 TANDJIESBERG AVENUE, GLENVISTA EXTENSION 6, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: JOHANNESBURG SOUTH. IMPROVEMENTS: (Please Note that nothing is Guaranteed and/or no Warranty is given in respect thereof), MAIN BUILDING: FREE STANDING DOUBLE STOREY RESIDENCE comprising of 4 BEDROOMS, 2 BATHROOMS, STUDY, LOUNGE, DININGROOM, KITCHEN with PANTRY, SCULLERY. OUTBUILDING (S): SINGLE STORY ROOM comprising of 1 BEDROOM AND TOILET. OTHER: DOUBLE GARAGE, SWIMMING POOL. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold "voetstoots". 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The PURCHASER shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 3. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of purchase price and any such interest payable, shall be paid to the Sheriff against Transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The rules of auction and a full advertisement is available 24 hours prior to the auction at the offices of the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE; 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. The office of 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA legislation - Proof of Identity and address particulars (c) Payment of a registration fee of R50 000.00 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.

Dated at JOHANNESBURG, 2023-12-11.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 066 077 9702. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X415.

Case No: 58362/2021

Docex; DOCEX 120, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and BERTHA TEBHO MATOTOKA (IDENTITY NUMBER: 730123 0482 080) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-01-19, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R615 000.00, will be held by the Sheriff, ROODEPOORT NORTH, at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 19TH JANUARY 2024 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, ROODEPOORT NORTH during office hours: ERF 1131 LINDHAVEN EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 843 (EIGHT HUNDRED AND FOURTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T21841/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG WEST. ALSO KNOWN AS: 315 PIERRE SIMOND AVENUE, LINDHAVEN EXTENSION 4, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Fencing: Concrete Plaster; Outer Wall Finishing: Plaster; Roof Finishing: Tiles with 2x bedrooms, 1x bathroom, 1x TV-living room; 1x lounge; 1x dining room; 1x kitchen; 2x carports; 1x granny flat; Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R15,000.00; (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 ROODEPOORT NORTH'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. TELEPHONE NUMBER: (011) 760- 1172.

Dated at PRETORIA, 2023-12-04.

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/DG40176.

**Case No: 21432/2022**

**Docex DOCEX 120, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and JACK MATLAWA (IDENTITY NUMBER: 730124 5363 085) - FIRST JUDGEMENT DEBTOR and DISEGO JERIDA MATLAWA (IDENTITY NUMBER: 741013 0363 082) - SECOND JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**22024-01-19, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 465 000.00, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 16TH JANUARY 2024 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff JOHANNESBURG SOUTH during office hours: ERF 3233 GLENVISTA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 1064 (ONE THOUSAND AND SIXTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T34491/2015, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 75 BIGGARSBERG STREET (73 BIGGARSBERG ROAD according to Deeds Office), GLENVISTA EXTENSION 6, JOHANNESBURG, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: Single Freestanding Building, Walls: Brick; Roof: Tiles; Floors: Tiles; 4x Bedrooms, 2x Bathrooms, 1x Shower, 2x Toilets, Lounge, Dining Room, Kitchen; Out Building: Single Freestanding Building, Walls: Brick; Roof: Tiles; Floors: Tiles; 1x Bedroom, 1x Shower, 1x Toilet, 1x Carport; Boundary: fenced; Other: Swimming Pool, Paving; ZONING: RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50 000.00 (in cash or EFT that must reflect in the Sheriff's account prior to the sale); (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A. JEGELS and/or P. NGCOBO. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall

be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF JOHANNESBURG SOUTH'S OFFICE, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680-0352.

Dated at PRETORIA, 2023-12-04.

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/DG40333.

Case No: 53721/2021

Docex: Docex 262, JOHANNESBURG

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 14h00, Sheriff of the High Court, Meyerton at 10 Pierneef Boulevard, Meyerton**

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 23 November 2022 in terms of which the following property will be sold in execution by the Sheriff of the High Court Meyerton at 10 Pierneef Boulevard, Meyerton on the 18 January 2024 at 14H00, to the highest bidder without reserve:- Certain: Unit consisting of Section No. 8 as shown as more fully described on Sectional Plan No. SS120/1998 in the scheme known as Botaniahof in respect of land and buildings situate at Meyerton in the Local Authority of Midvaal Local Municipality; and an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan apportioned to the Mortgaged Section in accordance with the participation quota of the Mortgaged Section; situated at Section 8 Door Number 18, Botaniahof, 42 Galloway Avenue, Meyerton, measuring 76 square metres; Zoned: Residential; as held by the Defendant under Deed of Transfer Number ST17664/2020. Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 1 X Lounge, 1 X Bedroom, 1 X Bathroom, 1 X Shower 1 X Kitchen, Small Garden The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Meyerton at 10 Pierneef Boulevard, Meyerton. The Sheriff Meyerton will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) Payment of a Registration Fee of R50 000.00 by way of EFT prior to the sale.

D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Meyerton at 10 Pierneef Boulevard, Meyerton during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN5959.

Case No: 29699/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1<sup>st</sup>  
Plaintiff and ABSA BANK LIMITED, Plaintiff and JAN ABRAHAM STRYDOM, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, THE SHERIFF'S OFFICE, CULLINAN: NO. 1 FIRST STREET, CULLINAN**

In pursuance of a judgment granted by this Honourable Court on 14 SEPTEMBER 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R575 000.00, by the Sheriff of the High Court CULLINAN, to the highest bidder.

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

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

REMAINING EXTENT OF PORTION 520 (A PORTION OF PORTION 159) OF THE FARM KAMEELDRIFT 298

REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT 1,6413 (ONE COMMA SIX FOUR ONE THREE) HECTARES

HELD BY DEED OF TRANSFER T21616/2017

SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: PORTION 52, KAMEELDRIFT, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

DOUBLE STOREY, 4 BEDROOMS, DINING ROOM, FAMILY ROOM, LOUNGE, 4 BATHROOMS, KITCHEN, SCULLERY, OUTSIDE ROOM WITH BATHROOM, SWIMMING POOL

Dated at PRETORIA, 2023-11-14.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U21798/DBS/N FOORD/CEM.

Case No: 14270/2023

Docex: DOCEX 178, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and BONGANI  
JEFFREY ZIBANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 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 26 JUNE 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R179 064.79, 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 3633 LAKESIDE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 234 (TWO HUNDRED AND THIRTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T57989/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 3633 FIFTEENTH STREET, LAKESIDE, VEREENIGING, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET/BATHROOM  
Dated at PRETORIA, 2023-11-02.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G13424/DBS/N FOORD/CEM.

**Case No: 19279/2022**

**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 JONAS JOHN SIBANYONI, 1<sup>st</sup> Defendant and CELILIA NKUNA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST**

In pursuance of a judgment granted by this Honourable Court on 10 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Acting Sheriff of the High Court SOSHANGUVE at THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, SOSHANGUVE: ZELDA PARK BUILDING OFFICE NO. 8A, 570 GERRIT MARITZ STREET, PRETORIA NORTH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 1969 SOSHANGUVE-F TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG  
IN EXTENT: 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T80157/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: STAND 1969, SOSHANGUVE-F, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: 2 STAFF QUARTERS, STAFF BATHROOM & 2 CARPORTS

Dated at PRETORIA, 2023-11-07.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC, TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S14621/DBS/N FOORD/CEM.

Case No: 42461/2021

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 THEMBA CINDI, 1<sup>st</sup> Defendant and MOSEBJADI SEKELE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-19, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA**

In pursuance of a judgment granted by this Honourable Court on 3 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R351 065.48, by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, WESTONARIA: 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 7457 PROTEA GLEN EXTENSION 11 TOWNSHIP  
REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG  
IN EXTENT: 251 (TWO HUNDRED AND FIFTY ONE) SQUARE METRES  
HELD BY DEED OF TRANSFER T43092/2018  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 23 KWALATA ROAD, PROTEA GLEN EXTENSION 11, SOWETO, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: 2 STORE ROOMS, STAFF ROOM

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment Debtors for money owing to the Execution Creditor.
2. The auction will be conducted by the Acting Sheriff, Mr. Rudi Vermeulen, or his deputy.
3. Advertising costs at current publication rates and sale costs according to court rules, apply.
4. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.
6. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
7. All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, by electronic transfer or by bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card.
8. The Purchaser shall pay the Sheriff a deposit of 10 (ten) per cent of the purchase price in cash or by bank guaranteed cheque or by electronic transfer on the day of the sale.
9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale.

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

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

Dated at PRETORIA, 2023-11-06.

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: S14202/DBS/N FOORD/CEM.

**Case No: 42242/2018**

**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 PAKISO ARTHUR CHRISTOPHER MOSEHLE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-19, 10:00, THE SHERIFF'S OFFICE, ROODEPOORT NORTH: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In pursuance of judgments granted by this Honourable Court on 28 MAY 2019 and 24 MARCH 2020, a Warrant of Execution issued on 3 MAY 2021, and an Order in terms of Rule 46A(9)(c) granted on 20 SEPTEMBER 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R79 633.54, by the Sheriff of the High Court ROODEPOORT NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ROODEPOORT 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.

1. A UNIT CONSISTING OF -

(A) SECTION NO. 51 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS180/1991 IN THE SCHEME KNOWN AS PRINCESS VILLAS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PRINCESS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 (EIGHTY) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER NO. ST17273/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

2. A UNIT CONSISTING OF -

(A) SECTION NO. 70 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS180/1991 IN THE SCHEME KNOWN AS PRINCESS VILLAS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PRINCESS TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 17 (SEVENTEEN) 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. ST17273/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 2 (SECTION 51) PRINCESS VILLAS, 3 KEISER DRIVE, PRINCESS, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG WEST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

2 BEDROOMS, BATHROOM, TV-LIVING ROOM, KITCHEN, GARAGE

Dated at PRETORIA, 2023-11-01.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S12605/DBS/N FOORD/CEM.

**Case No: 34671/2020**

**Docex: 34671/2020**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and NDIVHALENI ISAAC MUNDALAMO, 1<sup>st</sup> Defendant and PHOPHI JOYCE MUNDALAMO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-18, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST**

In pursuance of a judgment granted by this Honourable Court on 7 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R528 057.87, by the Sheriff of the High Court PRETORIA SOUTH WEST, to the highest bidder.

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

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

PORTION 6 (A PORTION OF PORTION 1) OF ERF 69 DASPOORT TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T91101/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 808 MOOT STREET, DASPOORT, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, SEPARATE TOILET & OUTBUILDING: GARAGE, STAFF QUARTERS, STAFF BATHROOM & OTHER FACILITIES: COVERED PATIO, OPEN PATIO

Dated at PRETORIA, 2023-10-31.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13327/DBS/N FOORD/CEM.

**Case No: 7786/2021**

**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 MATOME MATLAPA VICTOR MODIBA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-23, 11:00, THE SHERIFF'S OFFICE, RANDBURG WEST: UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In pursuance of a judgment granted by this Honourable Court on 25 NOVEMBER 2021, a Warrant of Execution issued on 16 MAY 2022, and an Order in terms of Rule 46A(9)(c) granted on 25 MAY 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court RANDBURG WEST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 100 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS832/1993 IN THE SCHEME KNOWN AS PETRA NERA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1494 BLOUBOSRAND EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 75 (SEVENTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER ST120863/2005

(also known as: 100 PETRA NERA, RIVERBEND ROAD, BLOUBOSRAND EXTENSION 13, RANDBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

FIRST FLOOR UNIT IN A TOWNHOUSE COMPLEX CONSISTING OF LOUNGE, KITCHEN, BATHROOM, 2 BEDROOMS

Dated at PRETORIA, 2023-10-27.

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: S11320/DBS/N FOORD/CEM.

**Case No: 8412/2022**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JONGIKHAYA JONATHAN NTSOBI, 1<sup>st</sup> Defendant and NOBOM SELINA NTSOBI, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 12:00, THE SHERIFF'S OFFICE, KHAYELITSHA: 20 SIERRA WAY, MANDALAY, KHAYELITSHA**

In pursuance of a judgment granted by this Honourable Court on 18 APRIL 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R200 000.00, by the Sheriff of the High Court KHAYELITSHA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KHAYELITSHA: 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 8120 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 97 (NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T15532/1997

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 49 LELALA CRESCENT, KHAYELITSHA T1 V4, KHAYELITSHA, WESTERN CAPE)

MAGISTERIAL DISTRICT: CAPE TOWN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & CARPORT.

Dated at PRETORIA, 2023-10-25.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G13362/DBS/N FOORD/CEM.

**Case No: 757/2013**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and FIKILE MBA  
LINDEKA MBA (FORMERLY SIGIDI), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-19, 12:00, THE SHERIFF'S OFFICE, PORT ELIZABETH NORTH: DANELLYN BUILDING, 12  
THEALE STREET, NORTH END, GQEBERHA**

In pursuance of a judgment granted by this Honourable Court on 24 JUNE 2014, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PORT ELIZABETH NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PORT ELIZABETH 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 60961 IBHAYI, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE

IN EXTENT: 198 (ONE HUNDRED AND NINETY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T68313/2001CTN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 22 JAKANA STREET, ZWIDE, IBHAYI, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, COVERED PATIO & OTHER FACILITY: ALARM SYSTEM

Dated at PRETORIA, 2023-10-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S8534/DBS/N FOORD/CEM.

**Case No: 4271/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and KHOLOFELO  
MEI RAMUSHU, 1<sup>st</sup> Defendant and PHUMLA OLGA RAMUSHU, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-17, 10:00, THE SHERIFF'S OFFICE, SECUNDA / HIGHVELD RIDGE / EVANDER: 25 PRINGLE  
STREET, SECUNDA**

In pursuance of a judgment granted by this Honourable Court on 19 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R600 000.00, by the Sheriff of the High Court SECUNDA / HIGHVELD RIDGE / EVANDER, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SECUNDA / HIGHVELD RIDGE / EVANDER: 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 5125 EMBALENHLE EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA

IN EXTENT: 391 (THREE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T6479/2020

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

(also known as: STAND 5125, EXTENSION 9, EMBALENHLE, MPUMALANGA)

MAGISTERIAL DISTRICT: GOVAN MBEKI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

TOILET, SHOWER, SITTING ROOM, KITCHEN, 4 BEDROOMS, 2 OUTSIDE ROOMS, GARAGE

Dated at PRETORIA, 2023-10-25.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S14417/DBS/N FOORD/CEM.

**Case No: 21653/2020**

**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 ADOLF SIEGFRIED BIERMAN, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 17 MAY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 900 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, TSHWANE 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 139 AMANDASIG TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 1 355 (ONE THOUSAND THREE HUNDRED AND FIFTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T25854/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 1794 BERG AVENUE, AMANDASIG, AKASIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, 6 BEDROOMS, 5 BATHROOMS, SEPARATE TOILET, COVERED PATIO & OUTBUILDING: 4 GARAGES, STAFF BATHROOM & SWIMMING POOL

Dated at PRETORIA, 2023-10-20.

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: S13529/DBS/N FOORD/CEM.

Case No: 40132/2018

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Plaintiff and **CLINTON IVAN MAGU**

**JURETTA ESMIRELDA GERALDINE MAGU, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:30, THE SHERIFF'S OFFICE, NIGEL: 74 VON GEUSAU STREET, NIGEL**

In pursuance of a judgment granted by this Honourable Court on 16 MARCH 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R800 000.00, by the Sheriff of the High Court NIGEL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, NIGEL: 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 84 FERRYVALE TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG PROVINCE

MEASURING 1 004 (ONE THOUSAND AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T138700/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 41 YORK ROAD, FERRYVALE, NIGEL, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

3 BEDROOMS, 2 BATHROOMS, KITCHEN, DINING ROOM, LIVING ROOM, DOUBLE GARAGE, BUILT-IN BRAAI, PRECAST AND PALASADE FENCING

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff, KRS Abrahams.

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Sheriff's office, 74 Von Geusau Street, Nigel, 24 hours prior to the auction.

6. All prospective bidders are required to present their Identity Document together with their proof of residence, not older than 3 months, for FICA compliance.

7. All prospective bidders are required to provide a R10 000.00 (refundable) guarantee registration fee, paid into STANDARD BANK, ACCOUNT NUMBER: 273 212 206, ACCOUNT NAME: SHERIFF NIGEL TRUST with SURNAME AND INITIALS AS REFERENCE, prior to the commencement of the auction in order to obtain a buyer's card.

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

9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the sale.

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

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

Dated at PRETORIA, 2023-10-18.

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: G11553/DBS/N FOORD/CEM.

Case No: 12956/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and BERNARD MARK HENDRICKS, 1<sup>st</sup> Defendant  
and BELINDA LEE HENDRICKS, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:00, THE SHERIFF'S OFFICE, KUILS RIVER NORTH: 19 MARAIS STREET, KUILS RIVER**

In pursuance of a judgment granted by this Honourable Court on 4 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R837 000.00, by the Sheriff of the High Court KUILS RIVER NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KUILS RIVER 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 2013 KRAAIFONTEIN,

SITUATE IN THE CITY OF CAPE TOWN

PAARL DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT: 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T40007/2007

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

(also known as: 50 VAN DER MERWE STREET, PEERLESS PARK EAST, CAPE TOWN, WESTERN CAPE)

MAGISTERIAL DISTRICT: KUILS RIVER

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A PLASTERED STRUCTURE UNDER ASBESTOS ROOF CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, STAFF ROOM, 2 GARAGES, SWIMMING POOL

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff: Mr. S Ismail, or his Deputy Sheriff: Mr. J Combrinck.

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

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

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

5. The Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, 19 Marais Street, Kuils River, 24 hours prior to the auction.

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

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

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

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

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

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

Dated at PRETORIA, 2023-10-19.

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: U20088/DBS/N FOORD/CEM.

Case No: 2681/2022

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DAISY DIKGOMO, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 13 OCTOBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R418 807.14, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, TSHWANE 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 2214 ROSSLYN EXTENSION 44 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 208 (TWO HUNDRED AND EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T89352/2013

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS REFERRED TO OR MENTIONED IN THE AFORESAID DEED OF TRANSFER

(also known as: 2214 RUBBER EUPHORBIA STREET, ROSSLYN EXTENSION 44, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-10-19.

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: G12940/DBS/N FOORD/CEM.

Case No: 10018/2021

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and GRAHAM ERNEST BANTOM, Identity Number 6704055193081 (First Defendant) and BEVERLEY ANN BANTOM, Identity Number 7102060173082 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 11:00, AT THE PREMISES OF SHERIFF CAPE TOWN EAST KNOWN AS UNIT 15 BP ROAD, MONTAGUE GARDENS**

1. Property: 13 Beatty Avenue, Garden Village, Maitland

2. Domicile: 13 Beatty Avenue, Garden Village, Maitland

3. Residential: 7 Wattle Grove, Pinelands

In execution of a judgment of the above honourable court dated 8 March 2023, the undermentioned immovable property will be sold in execution on Wednesday, 24 January 2024 at 11:00 at SHERIFF'S OFFICE, CAPE TOWN EAST

ERF 153194 CAPE TOWN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE;

In Extent: 300 square metres

Held by Deed of Transfer No T76555/2007

ALSO KNOWN AS: 13 Beatty Avenue, Garden Village, Maitland

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:  
A single storey house, plastered wall, asbestos roof, two bedrooms, bathroom, kitchen, toilet, fencing
  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, CAPE TOWN EAST 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 R515 113.77
- Dated at Tyger Valley, 2023-10-31.
- 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.

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**Case No: 19643/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and RAFEEQ PARSONS, Identity Number 7807265103086 (First Defendant) and AYESHA JOHNSON, Identity Number 7908180210087 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 10:00, AT THE SHERIFF'S OFFICE KNOWN AS 48 CHURCH WAY, STRANDFONTEIN**

1. Property: 58 Huisrivier Crescent, New Eastridge, Mitchells Plain
2. Domicile: 69 Falstaff Crescent, Eastridge
3. Residential: 58 Huisrivier Crescent, New Eastridge, Mitchells Plain

In execution of a judgment of the above honourable court dated 27 July 2023, the undermentioned immovable property will be sold in execution on Wednesday, 24 January 2024 at 10:00 at the SHERIFF'S OFFICE OF MITCHELLS PLAIN SOUTH

ERF 41814 Mitchells Plain, Situate in the City of Cape Town, Cape Division, Western Cape Province;

In Extent: 240 square metres

Held by Deed of Transfer No T44833/2013

ALSO KNOWN AS: 58 Huisrivier Crescent, New Eastridge, 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 plastered walls and asbestos roofing: no further information available for the property.
  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 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 R367 200.00
- Dated at Tyger Valley, 2023-11-16.

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: 6204/2022

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and JOHN ABIE HOOGBAARD, Identity Number 6409225761086 (First Defendant) and DINAH CHRISTINA HOOGBAARD, Identity Number 6605190159087 (Second Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 10:00, AT THE PREMISES KNOWN AS 66 MITCHELLS STREET, SLANGRIVIER**

1. Property: 66 Mitchells Street, Slangrivier
2. Domicile: 66 Mitchells Street, Slangrivier
3. Residential: 66 Mitchells Street, Slangrivier

In execution of a judgment of the above honourable court dated 17 March 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 25 JANUARY 2024 at 10:00 at the PREMISES known as 66 MITCHELLS STREET, SLANGRIVIER

ERF 66 Slangrivier, Situate in the Hessequa Municipality, Division of Swellendam, Province of Western Cape;

In Extent: 719 square metres

Held by Deed of Transfer No T12817/2009

ALSO KNOWN AS: 66 Mitchells Street, Slangrivier

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:  
Plastered brick walls, asbestos roofing, diamond mesh walling, concrete paving, 3x bedrooms, 1x bathroom, 1x lounge, 1x dining room, 1x kitchen.
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, RIVERSDALE 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 R260 000.00

Dated at Tyger Valley, 2023-11-20.

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: 4047/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and THEMBISA MARGARET MBOKOMBA, Identity Number 7207160439083 (Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 12:30, AT THE SHERIFF'S OFFICE KNOWN AS 20 SIERRA WAY, MANDALAY**

1. Property: E227 Makabeni Road, Khaya, Khayelitsha
2. Domicile: 32369 Kupela Street, Makaza, Khayelitsha & 226 Main Road, Claremont
3. Residential: E227 Kupela Street, Makaza, Khayelitsha

In execution of a judgment of the above honourable court dated 27 June 2023, the undermentioned immovable property will be sold in execution on THURSDAY, 25 January 2024 at 12:30 at the SHERIFF'S OFFICE OF KHAYELITSHA

ERF 905 Khayelitsha, Situate in the City of Cape Town, Division of Cape, Province of Western Cape;

In Extent: 181 square metres

Held by Deed of Transfer No T10762/2005

ALSO KNOWN AS: E227 Makabeni Road, Khaya, Khayelitsha

## 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 house, plastered & painted walls, asbestos roof, fully fenced, burglar bars, 2xbedrooms, 1xbathroom, lounge, kitchen, dining room; cottage: 2xbedrooms, 2xbathrooms, 2xliving rooms, 2xkitchens, plastered & painted walls, metal roof.
  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, KHAYELITSHA 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 R315 000.00
- Dated at Tyger Valley, 2023-11-16.
- 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: 15774/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION, CAPE TOWN)**In the matter between: NEDBANK LIMITED, Plaintiff and DUSTIN EMILE PERMALL (ID NO: 800524 5068 086), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:00, THE SHERIFF'S OFFICE KUILS RIVER NORTH, 19 MARAIS STREET, KUILS RIVER**

The undermentioned property will be sold in execution at THE SHERIFF'S OFFICES KUILSRIVER NORTH, 19 MARAIS STREET, KUILSRIVER on WEDNESDAY, 24 JANUARY 2024, at 10H00 consists of:

CERTAIN: ERF 6511 BRACKENFELL, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE IN EXTENT 880 (EIGHT HUNDRED AND EIGHTY) SQUARE METERS

HELD BY DEED OF TRANSFER NO: T43803/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 45 RIMINI STREET, MORGENSTER HEIGHTS, BRACKENFELL.

CONSISTING OF (not guaranteed) BRICK/PLASTER STRUCTURE UNDER TILED ROOF  
CONSISTING OF A DOUBLE GARAGE, KITCHEN, LOUNGE, BATHROOM AND 2/3 BEDROOMS

The Sale shall be by Public Auction, subject to a reserve price of R1,300,000.00 to the highest bidder, subject to the High Court Act and Rules.

1. The purchaser shall pay to the Sheriff a deposit of 10 % of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 days after the date of sale.

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 in terms of condition 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 10% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date registration of transfer.

3. The full conditions of sale may be perused at the offices of the Sheriff of the Court for KUILSRIVER NORTH and will be read out by the Auctioneer prior to the Sale.

4. This Sale is a sale in execution pursuant to a judgement obtained in the above honourable court and will be conducted by the SHERIFF KUILS RIVER NORTH.

5. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the office of the Sheriff of the court for KUILSRIVER NORTH 19 MARAIS STREET, KUILSRIVER.

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

(a) In accordance to the Consumer Protection Act 68 of 2008.

(b) FICA-legislation requirements: proof of ID and residential address

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

(d) Registration conditions

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

Dated at DURBANVILLE, 2023-11-28.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0023804.

**Case No: 339/2020**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and THOZAMILE  
CEDRIC MBOLA, FIRST Defendant and NOMAXABISO PAMELA MBOLA, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-07, 12:00, Sheriff's Auction Room Danellyn Building, 12 Theale Street, North End, Port Elizabeth**

In pursuance of a judgment dated 26 October 2021 of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the Sheriff North Port Elizabeth, or the Deputy on duty, at the Sheriff's Auction Room Danellyn Building, 12 Theale Street, North End, Port Elizabeth on FRIDAY the 7 JULY 2023 at 12H00, by public auction and with a reserve in the amount of R295 525.87:

Erf 17038 Ibhayi in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 205 (Two Hundred and Five) square metres, held by Deed of Transfer No. T41304/2017 subject to the conditions contained therein. Situated at 76 Masangwana Street, New Brighton, Port Elizabeth.

Description of Property:

Main Building - Single Storey, Semi-attached Block walls with Asbestos roof, consisting of Lounge, Kitchen, 2 Bedrooms, 1 Bathrooms, Out Building - Single Storey, Freestanding Block walls with Corrugated Iron roof. The description of the property is not guaranteed or warranted.

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

Terms: 10% deposit and Sheriff's charges of 6% of the proceeds of the sale which shall be paid by the Purchaser up to a price of R100,000.00 and thereafter 3,5% on R100,001.00 to R400,000.00 and 1,5% on the balance of the proceeds of the sale provided that the minimum amount payable shall be R3,000.00 plus VAT and the maximum R40,000.00, plus VAT, on the date of sale, the balance against transfer to be secured by a bank or

bank guarantee, to be approved of by Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from the date of the sale.

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

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

Dated at GQEBERHA, 2022-02-01.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0620.

**Case No: 339/2020**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and THOZAMILE CEDRIC MBOLA, FIRST Defendant and NOMAXABISO PAMELA MBOLA, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-07-07, 12:00, Sheriff's Auction Room Danellyn Building, 12 Theale Street, North End, Port Elizabeth**

In pursuance of a judgment dated 26 October 2021 of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the Sheriff North Port Elizabeth, or the Deputy on duty, at the Sheriff's Auction Room Danellyn Building, 12 Theale Street, North End, Port Elizabeth on FRIDAY the 7 JULY 2023 at 12H00, by public auction and with a reserve in the amount of R295 525.87:

Erf 17038 Ibhayi in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 205 (Two Hundred and Five) square metres, held by Deed of Transfer No. T41304/2017 subject to the conditions contained therein. Situated at 76 Masangwana Street, New Brighton, Port Elizabeth.

Description of Property:

Main Building - Single Storey, Semi-attached Block walls with Asbestos roof, consisting of Lounge, Kitchen, 2 Bedrooms, 1 Bathrooms, Out Building - Single Storey, Freestanding Block walls with Corrugated Iron roof. The description of the property is not guaranteed or warranted.

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

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

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

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

Dated at GQEBERHA, 2022-02-01.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0620.

**Case No: 8082/22P**  
**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and GARY WINSTON COETZEE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-17, 11:00, 18 Suzuka Road, Westmead, Pinetown**

In pursuance of a judgment dated 07 November 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Pinetown with auctioneers N.B. Nxumalo and/or Mrs. S Raghoo, at 18 Suzuka Road, Westmead, Pinetown on 17 January 2024 at 10:00, by public auction and with a reserve in the amount of R950,000.00:

Portion 8 of Erf 30 Atholl Heights, Registration Division FT, Province of Kwazulu-Natal in extent 1869 (One Thousand Eight Hundred and Sixty-Nine) square metres. Held by deed of transfer number T20076/2019 subject to the conditions therein contained and situated 10A Aberfeldy Road, Chiltern Hills, Westville, in the Magisterial District of eThekweni Magisterial District.

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

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

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

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

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

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0620.

**Case No: 27876/23**  
**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and CAROLINE MATSHIDISO SELOMA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-23, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgment dated 19 July 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Sheriff Mr. Indran Adimoolum at the Sheriff's office Johannesburg West, at 139 Beyers Naude Drive, Franklin Roosevelt Park on Tuesday 23 January 2024 at 10:00, by public auction and with a reserve in the amount of R1,082,000.00:

PORTION 5 OF ERF 1260 ORMONDE EXTENSION 23 TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 391 (THREE HUNDRED AND NINETY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T18492/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. situated at 89A Milkwood Road, Ormonde, in the Magisterial District of Johannesburg Central Magistrate's Court.

Description of Property: Estimate 3 bedrooms, 2 bathroom, 1 kitchen, 1 lounge, 1 dining room, with an outbuilding (double garage). The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction may be inspected at the sheriff's office: Sheriff Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, 24 hours prior to auction.

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

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 (refundable) via eft
- d) Registration Condition.

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/1280.

**Case No: 27876/23**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and CAROLINE MATSHIDISO SELOMA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-23, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgment dated 19 July 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by Sheriff Mr. Indran Adimoolum at the Sheriff's office Johannesburg West, at 139 Beyers Naude Drive, Franklin Roosevelt Park on Tuesday 23 January 2024 at 10:00, by public auction and with a reserve in the amount of R1,082,000.00:

PORITION 5 OF ERF 1260 ORMONDE EXTENSION 23 TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 391 (THREE HUNDRED AND NINETY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T18492/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. situated at 89A Milkwood Road, Ormonde, in the Magisterial District of Johannesburg Central Magistrate's Court.

Description of Property: Estimate 3 bedrooms, 2 bathroom, 1 kitchen, 1 lounge, 1 dining room, with an outbuilding (double garage). The description of the property is not guaranteed or warranted.

The Conditions of Sale or the Rules of the auction may be inspected at the sheriff's office: Sheriff Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, 24 hours prior to auction.

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

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 (refundable) via eft
- d) Registration Condition.

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/1280.

**Case No: 8138/2018**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and MPH  
NORWIRTZ BULASIGOBO, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 3**

In pursuance of a judgment dated 14 December 2021 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Tshwane North, or the Deputy on duty, at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext 3 on FRIDAY 26 JANUARY 2024 at 11H00, by public auction and with a reserve in the amount of R438 373.00:

Portion 1 of ERF 7358 Soshanguve East Extension 3 Township, Registration Division JR, Province of Gauteng, Measuring 188 (One hundred and Eighty Eight) Square Metres held by Deed of Transfer T46750/2016 subject to such conditions as set out in the aforesaid Title Deed. The property is situated at ERF 7358 (6585 Moedi Street), Soshanguve East Ext 3.

Description of Property: Dwelling with clay tiled roof, consisting of Lounge, Kitchen, 2 Bedrooms and 1 Bathroom. 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 R20,000.00 EFT

Registration Condition.

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone 0415027217. Attorney Acct: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0159.

**Case No: 8082/22P**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and GARY  
WINSTON COETZEE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-17, 11:00, 18 Suzuka Road, Westmead, Pinetown**

In pursuance of a judgment dated 07 November 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Pinetown with auctioneers N.B. Nxumalo and/or Mrs. S Raghoo, at 18 Suzuka Road, Westmead, Pinetown on 17 January 2024 at 10:00, by public auction and with a reserve in the amount of R950,000.00:

Portion 8 of Erf 30 Atholl Heights, Registration Division FT, Province of Kwazulu-Natal in extent 1869 (One Thousand Eight Hundred and Sixty-Nine) square metres. Held by deed of transfer number T20076/2019

subject to the conditions therein contained and situated 10A Aberfeldy Road, Chiltern Hills, Westville, in the Magisterial District of eThekweni Magisterial District.

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

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

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

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

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

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027229. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/0620.

**Case No: 24824/19**

**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 EDWIN THABO RAMANAMANE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-18, 10:00, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

In pursuance of a judgment dated 30 November 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Johannesburg North with auctioneers T A Kruger, on Thursday, 18 January 2024 at 10:00 at 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg, by public auction and with a reserve in the amount of R2,013,062.31:

Erf 331 Fairland Township, Registration Division IQ, Province of Gauteng, measuring 2380 (Two Thousand Three Hundred and Eighty) square metres, held by Deed of Transfer no: T50225/2015 situated at 70 Davidson Street, Fairland, Johannesburg, in the Magisterial District of Johannesburg.

Description of Property: consisting of 4 bedrooms, 3-bathrooms, 1 kitchen, 1 lounge, 1 dining room, 2 garages, study. The flatlets consisting of 2 bedrooms, kitchen and lounge and a staffroom of 1 bedroom and bathroom. The property appears to be enclosed by 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% of the Purchase price and Sheriff's commission payable immediately after sale. The balance against transfer to be secured by a bank guarantee, EFT, or cash to be approved by Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from the date of the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 9.1 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 purchase price per month, from date of possession of the property to date of registration.

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 together with proof of residence
- c) Payment of a Registration Fee of R15,000.00 in cash
- d) Registration Condition

Dated at GQEBERHA, 2023-12-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0260.

**Case No: 30154/2018**

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

**In the application of: The Blair Atholl Homeowners Association (Pty) Ltd, Plaintiff and Joseph Ntshikiwane Mashimbye, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 11:00, Sheriff Randburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, Gauteng**

THE IMMOVABLE PROPERTY:

ERF 450, BLAIR ATHOLL EXTENSION 1, BETTER KNOWN AS 450, THE BLAIR ATHOLL HOMEOWNERS ASSOCIATION, 450 KAREE CRESCENT, BLAIR ATHOLL EXT 1, GAUTENG, MEASURING 4250 SQAURE METRES.

HELD BY THE TITLE DEED T40620/2014, REGISTRATION DIVISION JQ.

IMPROVEMENTS: (Not Guaranteed)VACANT STAND

Dated at Pretoria, 2023-11-13.

Attorneys for Plaintiff(s): Ceronio Attorneys, Suite A, 181 Allcock Street, Colbyn, Pretoria, Gauteng. Telephone: 0107860491. Attorney Ref: CB0017.

**Case No: EL493/2022**

**Docex: 1**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor and NDABA JOHN DUBE N.O. & NDABA JOHN DUBE, First and Fourth Judgment Debtors, NJABULO GOQOLO N. O. & NJABULO GOQOLO, Second and Fifth Judgment Debtor and MARK GRIEB N. O., Third Judgment Debtor**

NOTICE OF SALE IN EXECUTIONY

**2024-01-26, 10:00, Sheriff of the High Court, 75 Longfellow Street, Quikney, EAST LONDON**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 29 August 2022 by the above Honourable Court, the following property will be sold in Execution without a court appointed reserve on FRIDAY, the 26th day of JANUARY 2024 at 10h00 by the Sheriff of the Court at the Sheriff's office, 75 Longfellow Street, Quikney, East London.

Property Description: ERF 6453 BEACON BAY, BUFFALO CITY METROPOLITAN MUNICIPALITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE

IN EXTRENT 560 (FIVE HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T2744/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 31 Teal Crescent, Quenera, Beacon Bay, East London

DESCRIPTION: VACANT LAND

The Conditions of Sale will be read prior to the sale and may be inspected at: the Sheriff's office, 75 Longfellow Street, Quikney, East London.

TERMS:

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

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

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

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

**RULES OF AUCTION:**

- a The auction will be conducted by the Sheriff.
- b The conduct of the auction is subject to the Consumer Protection Act, 68 of 2008, to the provisions whereof the attention of the public is drawn.
- c The specific rules of auction will be available for inspection at the office of the Sheriff for a period of not less than twenty four hours prior to the auction and the Sheriff may refuse to register or accept any bid from any person who fails to comply therewith.

Dated at EAST LONDON, 2023-11-10.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, Quenera Park, 12 Quenera Drive, Beacon Bay, East London. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.P68. Attorney Acct: DRAKE FLEMMER & ORSMOND INC.

**Case No: 2070/2022**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor and LYLE DOMONIC SCHARNECK, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-24, 10:00, Sheriff's Office, 77 Komani, Queenstown**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 05 October 2022 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R280 523.00 on WEDNESDAY, the 24th day of JANUARY 2024 at 10h00 by the Sheriff of the Court at the Sheriff's Office, 77 Komani, Queenstown.

Property Description: ERF 6179 QUEENSTOWN, ENOCH MGJIMA LOCAL MUNICIPALITY, DIVISION OF QUEENSTOWN, PROVINCE OF THE EASTERN CAPE

IN EXTENT 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T54103/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 49 Central Road, Aloevale, Queenstown

DESCRIPTION: 1 X LOUNGE, 1 X KITCHEN, 1 X BATHROOM AND 3 BEDROOMS

The Conditions of Sale will be read prior to the sale and may be inspected at: Sheriff's office, 77 Komani Street, Queenstown.

**TERMS:**

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

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

On the sale of immovable property by the Sheriff as auctioneer, 6.0% on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance [thereof] of the proceeds of the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, which commission shall be paid by the purchaser on the date of sale, the balance against transfer to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within 14 (fourteen) days from the date of the sale.

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

**RULES OF AUCTION:**

- A The auction will be conducted by the Sheriff.

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

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

Dated at EAST LONDON, 2023-11-30.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, C/o DeJager & Lordan Inc., 2 Allen Street, Makhanda. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.S208. Attorney Acct: DRAKE FLEMMER & ORSMOND INC..

**Case No: 2020/2185**

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

**In the matter between: FIRSTSTRAND BANK LIMITED (Judgment Creditor) and JOSEPH CLOETE - First Judgment Debtor and JOLANDA CLOETE-Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2024-01-18, 14:00, SHERIFF OF THE HIGH COURT MEYERTON- 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R533,746.00 will be held at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT MEYERTON on 18 January 2024 at 14:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT MEYERTON - 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON prior to the sale : CERTAIN: Erf 77 Klipwater Township, Registration Division I.R., The Province of Gauteng, Measuring 1275 (one thousand two hundred and seventy five) square metres, Held by deed of transfer No. T62103/2015 Subject to all the terms and conditions contained therein Which bears the physical address: 77 Falcon Street, Klipwater, Meyerton The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen , Scullery, 3 Bedrooms, 2 Bathrooms, 2 Showers and 3 WC'S, 2 Out Garages, Carport, Outside Laundry, Outside Walk in closet, 3 Shadeports, Swimming pool and lapa 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 purchaser is responsible for the payment of the outstanding rates and levies 4 The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT MEYERTON - 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON . The office of the SHERIFF MEYERTON 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: All bidders are required to present their identity documents together with their proof of residence for FICA 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 MEYERTON - 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON

Dated at SANDTON, 2023-12-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/SV/MAT13032.

Case No: 21436/2021

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

In the matter between: **CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Applicant and GAVIN PETER FISCHER (ID NO: 601223 5112 08 2), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 11:00, the PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST**

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 R720 000.00, will be held on THURSDAY, 18 JANUARY 2024 at 11h00 at the PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, SOMERSET WEST. (a) ERF 10407 SOMERSET WEST, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 289 (TWO HUNDRED AND EIGHTY-NINE) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T121132/1998 AND T29357/2008 (d) SITUATE AT 15 RIVERTON ROAD, HELDERZICHT, SOMERSET WEST. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed:- FACEBRICK HOUSE UNDER ASBESTOS ROOF, FIVE BEDROOMS, ONE BATHROOM, LOUNGE, KITCHEN, SINGLE GARAGE, PROPERTY IS ZONED GENERAL RESIDENTIAL AND IS IN A VERY GOOD AREA AND A GOOD CONDITION. PROPERTY HAS SAFETY GATES AND BURGLAR BARS. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1038.

Case No: 2019/69939

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

In the matter between: **FIRSTRAND BANK LIMITED - Execution Creditor and NOMBEWU: PHUMLANI-First Judgment Debtor and NOMBEWU: ASANDA MASANBE - Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-19, 10:00, SHERIFF FOCHVILLE - C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL SMIT STREET, CARLETONVILLE (AUCTIONEERS: SHERWIN PIENAAR OR MARDIE THOMPSON)**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R339,096.95 will be held at SHERIFF FOCHVILLE - C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL SMIT STREET, CARLETONVILLE (AUCTIONEERS: SHERWIN PIENAAR OR MARDIE THOMPSON). The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT FOCHVILLE on 19 JANUARY 2024 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 FOCHVILLE - 11 HORVITCH STREET, FOCHVILLE prior to the sale: CERTAIN Erf 5192 Carletonville Extension 16 Township Registration Division I.Q Province of Gauteng Measuring 800 (Eight Hundred) square metres Held by deed of transfer T19267/2008 Which bears the physical address: 3 MATROOSBERG STREET, CARLETONVILLE EXTENSION 16. 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, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC's, 2 Out garages, 1 Carport,

Servant's quarters, Outside bathroom THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission 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 purchaser is responsible for the payment of the outstanding rates and levies 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT FOCHVILLE - 11 HORVITCH STREET, FOCHVILLE. The sale will be conducted by VAN DER MERWE PECHE ATTORNEYS at 63 VAN ZYL SMIT STREET, CARLETONVILLE (AUCTIONEERS: SHERWIN PIENAAR OR MARDIE THOMPSON) 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: All bidders are required to present their identity documents together with their proof of residence for FICA The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT FOCHVILLE - 11 HORVITCH STREET, FOCHVILLE.

Dated at SANDTON, 2023-12-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/SV/MAT8498.

**Case No: 35170/2019**

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 THABANI MLILO (Identity Number: 740913 5991 08 7), Defendant**

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

**2024-01-23, 10:00, Sheriff Johannesburg West at 139 Bayers Naude Drive, Franklin Roosevelt Park**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 25TH JULY 2023 in terms of which the following property will be sold in execution on 23 JANUARY 2024 at 10H00 by The Sheriff Johannesburg West at 139 Bayers Naude Drive, Franklin Roosevelt Park to the highest bidder with reserve price of R406 611.64. CERTAIN: A unit consisting of: a) Section Number 134 as shown and more fully described on Sectional Plan No SS20/1995, in the scheme known as CHELSEA MEWS in respect of the land and building or buildings situated at SUIDEROORD TOWNSHIP, CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan is 68 (SIXTY EIGHT) SQUARE METRES in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No. ST063251/2005 SITUATED AT: UNIT 134 CHELSEA MEWS, 13 FERDINAND STREET, SUIDEROORD, JOHANNESBURG INVENTORY: 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 2 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 Johannesburg West at 139 Bayers Naude Drive, Franklin Roosevelt Park. The Sheriff Johannesburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www/info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of 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 Johannesburg West at 139 Bayers Naude Drive, Franklin Roosevelt Park during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-11-15.

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: Johnson/318665/M163/NM.

**Case No: 23072/2019**

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 ROWYANE KEITH BENNETT (Identity Number: 720817 5127 08 5), First Defendant and ADELE GLYNIS BENNETT (Identity Number: 681024 0146 08 0), Second Defendant**

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

**2024-01-23, 10:00, Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 26 March 2020 in terms of which the following property will be sold in execution on 23 January 2024 at 10h00 by The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park to the highest bidder with reserve price of R550 000.00. CERTAIN: ERF 834 BOSMONT TOWNSHIP REGISTRATION DIVISION: I.Q. PROVINCE: GAUTENG MEASURING: 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES IN EXTENT HELD BY: DEED OF TRANSFER NO.T13433/2000 ZONED: RESIDENTIAL SITUATED AT: 20 SUURBERG AVENUE, BOSMONT INVENTORY: 4X BEDROOMS 2X BATHROOMS 1X LOUNGE/DINING ROOM 1XKITCHEN 1XGARAGE (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park. The Sheriff Johannesburg West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R25,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Johannesburg West at 139 Beyers Naude Drive, Franklin, Roosevelt Park, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-11-24.

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: B2/318616.

**Case No: 2019/29201**

**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 MATHOSI: ORIEL (ID NO: 850811 6068 08 5), Defendant**

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

**2024-01-25, 10H00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder without a reserve price will be held at the offices of the Sheriff VEREENIGING, at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on 24 NOVEMBER 2022 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 3552 STRETFORD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, HELD BY DEED OF TRANSFER NUMBER: T5816/2015, MEASURING:

270 (TWO HUNDRED AND SEVENTY) SQUARE METRES, SITUATED AT: 3552 EAGLE STREET, STRETFORD EXTENSION 1, also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof is not warranted to be correct in every respect). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND /OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00 (b) 3.5% on R100 001.00. to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 rates 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 suction at the offices of the Sheriff Vereeniging. The office of teh Sheriff MJ Manyandi 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 (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 VEREENIGING at 91 GENERAL HERTZOG STREET, VEREENIGING.

Dated at GERMISTON, 2023-12-11.

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: 104182/ D GELDENHUYS / LM.

**Case No: 2021/55950**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and TIRO: OFENTSE (ID NO. 821205 5605 08 6), 1ST DEFENDANT and TIRO: LESEGO CHRICELDAH (ID NO. 830523 0451 08 5), 2ND DEFENDANT**

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

**2024-01-25, 10:00, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

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 R2 350 758.02 will be held at the offices of the Sheriff VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING at 10:00 on 25 JANUARY 2024 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. ERF 1122 THREE RIVERS EAST EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 1026 (ONE THOUSAND AND TWENTY SIX) SQUARE METRES, HELD BY: DEED OF TRANSFER NUMBER T8613/2017, SITUATED AT : 1122 SUNBIRDS AVENUE, THREE RIVERS VEREENIGING with chosen domicilium citandi et executandi being 12 CHLOE AVENUE, BEDWORTH PARK. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Property is in a very poor condition and no warranty is given in respect thereof. MAIN BUILDING: 4 bedrooms, kitchen, lounge, dining room, 2 toilets, 3 garages 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 Springs. The office of the Sheriff S Makka 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 VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING.

Dated at GERMISTON, 2023-12-11.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC. Fax: 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 113642/D GELDENHUYS / LM.

**Case No: 2019/57913**

**Docex: DOCEX 27 BEDFORVIEW**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - PRETORIA)

**In the matter between: THE STANDARD BANK OD SOUTH AFRICA LIMITED, PLAINTIFF and KWAZA: NOLUSINDISO (ID NO. 851119 0601 08 6), DEFENDANT**

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

**2024-01-25, 10:00, AZANIA BUILDING CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit, a sale to the highest bidder subject to a reserve price of R291 080.89 will be held at the offices of the Sheriff SOSHANGUVE at AZANIA BUILDING CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA at 10:00 on 25 JANUARY 2024 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 1496 SOSHANGUVE-GG TOWNSHIP, REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG, MEASURING: 420 (FOUR HUNDRED AND TWENTY) SQUARE METRES, HELD BY DEED OF TRANSFER T67340/2014. SITUATE AT ERF 1496 BLOCK GG SOSHANGUVE (ALSO KNOWN AS 7005 LINDELANI STREET, SOSHANGUVE-GG) also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, 2 bedrooms, kitchen and bathroom. (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 Soshanguve, Zelda Park Building Office N0. 8A 570 Gerrit Maritz Street, Pretoria North. The Sheriff S Dawood 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 Soshanguve, Zelda Park Building Office N0. 8A 570 Gerrit Maritz Street. Pretoria North.

Dated at GERMISTON, 2023-12-11.

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: 106768/D GELDENHUYS / LM.

Case No: KZN EMP RC 658/2019

IN THE MAGISTRATE'S COURT FOR  
(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF KWAZULU NATAL; HELD AT TEMPANGENI)

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and WONDERBOY NKOSINATHI ZAVALA, 1st Defendant and NANDI SIQEDILE SAMUKELISIWE ZAVALA, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-16, 10:00, Magistrates' Court for the District of Mtunzini, 10 Hely Hutchinson Street, Mtunzini.**

IN PURSUANCE of a judgment of the Regional Court for the Regional Division of Kwazulu Natal, Held at EMPANGENI and a writ of execution dated 28 JUNE 2023 the following property will be sold in execution on 16 JANUARY 2024 at 10h00 at the MAGISTRATE'S COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI :

ERF 1901, ESIKHAWINI H, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU NATAL, IN EXTENT 650 (SIX HUNDRED AND FIFTY) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T1884/2011; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at H1901, ESIKHAWINI.

IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS; 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, UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH.

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

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

(b) FICA - legislation i.r.o proof of identity and address particulars;  
(c) Payment of a Registration Fee of R15 000.00 in cash;  
(d) Registration conditions.

4. The sale will be conducted by the Sheriff, S CHETTY.

5. Conditions of Sales available for viewing at the Sheriff's office, UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH.

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

Dated at NEWCASTLE, 2023-11-20.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 65 VICTORIA ROAD, NEWCASTLE, C/O ADRIAAN COMBRINCK & ASSOCIATES, KINGFISHER COURT, 7 ADDISON STREET, EMPANGENI. Telephone: 034 3151241. Attorney Ref: HVDV/MAT4991

Case No: 41006/2017

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

**In the matter between: NEDBANK LIMITED, Plaintiff and BILLINGS, CLAUDINE LIESEL, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, THE OFFICES OF THE SHERIFF JOHANNESBURG SOUTH, 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, Johannesburg) in the abovementioned suit, a Sale subject to NO RESERVE, will be held by THE OFFICES OF THE SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on the 23RD day of JANUARY 2024 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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

CERTAIN:

A unit consisting of -

a) Section No. 9 as shown and more fully described on Sectional Plan No. SS48/1993 in the scheme known as WEMMER PLACE in respect of the land and building or buildings situated at LA ROCHELLE TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 123 (ONE HUNDRED AND TWENTY THREE) square meters 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 ST21230/2006 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATED AT DOOR 9 WEMMER PLACE, 66 - 9TH STREET, LA ROCHELLE, JOHANNESBURG.

IMPROVEMENTS: (not guaranteed) - A UNIT WITH 3 BEDROOMS, KITCHEN, LOUNGE, 2 BATHROOMS AND 2 CARPORTS.

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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. 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.

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 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.

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

Dated at JOHANNESBURG, 2023-12-12.

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/N03537/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acc: Enderstein Malumbete Inc

**Case No: 2020/29398**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and SYDNEY QUINTEN DU PONT, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-23, 11:00, SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 25th of October 2022 and in execution of the Writ of Execution of Immovable Property, the

following immovable property will be sold by the Sheriff of the High Court for the district of RANDBURG WEST on TUESDAY the 23RD day of JANUARY 2024 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND with a reserve price of R702,673.06:

CERTAIN:

A Unit consisting of -

(a) Section No. 11 as shown and more fully described on Sectional Plan No. SS1080/2004, in the scheme known as BANBURY ESTATE in respect of the land and building or buildings situate at BELLAIRS PARK EXTENSION 6 TOWNSHIP, LOCAL AUTHORITY THE CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 93 (NINETY THREE) SQUARE METRES in extent; and

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

HELD by DEED OF TRANSFER NUMBER ST92461/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFOREMENTIONED DEED.

ZONING: Residential Stand (not guaranteed)

The property is situated at UNIT 11 BANBURY ESTATE, BELLAIRS PARK EXT 6, RANDBURG and consists of a Lounge, Dining Room, Kitchen, 2 Bathrooms, 2 Bedrooms, a Garage, Carport, Garden, Tiled Roof, Facebrick Walls and Steel Windows (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 RANDBURG WEST situated at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit, 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, 2023-11-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/89937.

**Case No: 000130-2023**

**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 Dube, Elias, Judgment Debtor**

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

**2024-01-23, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House**

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 Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, on Tuesday the 23rd day of January 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 3041 COSMO CITY EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 415 (FOUR HUNDRED AND FIFTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T33673/2018 and situate at 109 ZAGREB CRESCENT, COSMO CITY EXTENSION 3, RANDBURG, GAUTENG, in the Magisterial District of Johannesburg North IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND CLAY TILED ROOF

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, COVERED

PATIO OUTBUILDINGS: CARPORT.

PROPERTY ZONED: RESIDENTIAL (the nature, extent,

condition and existence of the improvements are not guaranteed and are sold "voetstoots")

TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg West at Unit C1 Mount Royal 657 James Crescent Halfway House

Midrand.

Dated at RIVONIA, 2023-12-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: AD/S57421.

**Case No: 21436/2021**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Applicant and GAVIN PETER FISCHER (ID NO: 601223 5112 08 2), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 11:00, the PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST**

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 R720 000.00, will be held on THURSDAY, 18 JANUARY 2024 at 11h00 at the PREMISES: 15 RIVERTON ROAD HELDERZICHT SOMERSET WEST. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, SOMERSET WEST. (a) ERF 10407 SOMERSET WEST, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 289 (TWO HUNDRED AND EIGHTY-NINE) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T121132/1998 AND T29357/2008 (d) SITUATE AT 15 RIVERTON ROAD, HELDERZICHT, SOMERSET WEST THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- FACEBRICK HOUSE UNDER ASBESTOS ROOF, FIVE BEDROOMS, ONE BATHROOM, LOUNGE, KITCHEN, SINGLE GARAGE, PROPERTY IS ZONED GENERAL RESIDENTIAL AND IS IN A VERY GOOD AREA AND A GOOD CONDITION. PROPERTY HAS SAFETY GATES AND BURGLAR BARS TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200 . Attorney Ref: SOU106/1038.

**Case No: 87973/2016**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited - A Division of Firststrand Bank Limited, Judgement Creditor and Gamat Sedick Galant, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder Without Reserve and will be held at 139 Beyers Naude Drive, Franklin Roosevelt Park on 23 January 2024 at 10H00 of

the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Roosevelt Park, prior to the sale.

A Unit Consisting Of:

Section No. 48 as shown and more fully described on Sectional Plan No. SS87/1996 in the scheme known as Ivory Court in respect of the land and building or buildings situate at Winchester Hills Extension 3 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 80 (Eighty) 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. ST6279/2009

situated at Unit 48 Ivory Court, 99 Vleiroos Street, Winchester Hill Ext 3.

Situated in the Magisterial District of JOHANNESBURG WEST.

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

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

Outside Buildings: Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-11-13.

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: MAT443934/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 012900-2022**

**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 Gumede, Mpendulo Winston, Judgment Debtor**

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

**2024-01-23, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House**

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 Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, on Tuesday the 23rd day of January 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION:ERF 8494 COSMO CITY EXTENSION 7 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 280 (TWO HUNDRED AND EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER T46382/2012 and situate at 4 WARSAW STREET, COSMO CITY EXTENSION 7, RANDBURG, GAUTENG, in the Magisterial District of Johannesburg North . IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND TILED ROOF MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM OUTBUILDINGS: GARAGE, CARPORT PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg West at Unit C1 Mount Royal 657 James Crescent Halfway House Midrand. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Co

Dated at RIVONIA, 2023-12-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: AD/S57344.

Case No: 14546/2023

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  
WARREN, ISAACS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 10:00, THE SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at 51/61  
ROSETENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R1,325 000.00, THE SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at 51/61 ROSETENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG on 18 JANUARY 2024 at 10h00, to the highest bidder. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at 51/61 ROSETENVILLE RD., UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. PROPERTY: ERF 833 TOWNSHIP, REGISTRATION DIVISION: I.R., LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY, PROVINCE OF GAUTENG MEASURING: 743 (SEVEN, FOUR, THREE) SQUARE METERS HELD UNDER DEED OF TRANSFER NUMBER: T33529/2020 ALSO KNOWN AS: 20 9TH AVENUE, MELVILLE, JOHANNESBURG, 2109. IMPROVEMENTS: SINGLE STOREY HOUSE WITH BRICK WALLS, HARVEY TILE ROOF: PARQUET / WOOD FLOORS, LOUNGE, DINING ROOM, KITCHEN, 3 X BEDROOMS, 2 BATHROOMS AND TOILET. OUT BUILDING: BRICK WITH CORRUGATED IRON ROOF: SHOWER & TOILET. BOUNDARY FENCED. SWIMMING POOL AND PAVING. (NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of Refundable Registration Fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/3307.

Case No: 2019/19891

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 Gino Dominique Kok, First Execution  
Debtor and Ingrid Ursula Kok, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 27 JULY 2023 in terms of which the below property will be sold in execution by MR INDRAN ADIMOOLUM the Sheriff JOHANNESBURG WEST on 23rd JANUARY 2024 at 10:00 at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder, subject to the reserve price of R500 000.00.

A Unit consisting of - (a) Section No. 30 as shown and more fully described on Sectional Plan No. SS89/2002, in the scheme known as TREVORTON MEWS in respect of the land and buildings situated at ORMONDE EXTENSION 28 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 48 (Forty-Eight) Square Metres in extent; and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said section plan. Held by Deed of Transfer Number ST24464/2013 AND SUBJECT TO SUCH CONDITION AS SET OUT IN THE AFORESAID DEED OF TRANSFER.

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

Main building: 2 bedrooms, 1 bathroom and toilet, 1 dining room and 1 kitchen - WHICH CANNOT BE GUARANTEED

The property is situated at: 30 TREVORTON MEWS, 31 TREFNANT ROAD, ORMONDE EXTENSION 28.

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 JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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 R30 000.00 (REFUNDABLE) via eft prior to the commencement of the auction in order to obtain a buyer's card.
4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

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 JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday..

Dated at Johannesburg, 2023-11-14.

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/MAT24936. Attorney Acct: The Citizen.

**Case No: 2017/16046**

**Docex: DOCEX 27 BEDFORVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LETLAPE: ROSE KELETSO (ID NO. 700619 0353 08 6), Defendant**

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

**2024-01-10, 11:30, 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE**

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 R370 244.71 will be held at the offices of the Sheriff GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE at 11:30 on 10 JANUARY 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: SECTION 8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS248/1993, IN THE SCHEME KNOWN AS VILLA TOSCANA IN RESPECT OF THE LAND AND BUILDINGS SITUATE AT BEDFORDVIEW EXTENSION 193 TOWNSHIP, LOCAL AUTHORITY: 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 BY DEED OF TRANSFER ST008120/2007. SITUATED AT UNIT A202 VILLA TOSCANA, 1 HOPE HUGHES AVENUE, BEDFORDVIEW also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bedrooms, bathroom, kitchen and bathroom. (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 Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 URL [www.info.gov.za/DownloadFileAction?id=99961](http://www.info.gov.za/DownloadFileAction?id=99961)) (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 by EFT that must be reflected in the Sheriff's account prior to the sale date (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 for Germiston North, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.

Dated at GERMISTON, 2023-11-20.

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: 58851/D GELDENHUYS / LM.

**Case No: 21276/2023**

**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  
LIANG JING, Defendant**

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

**2024-01-19, 10:00, THE SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD,  
LINDHAVEN ROODEPOORT**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve price of R1 132 231.00, THE SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT on 19 JANUARY 2024 at 10h00, to the highest bidder. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. PROPERTY: SECTION NO. 14 as shown and more fully described on Sectional Title Plan No. SS106/2011 in the scheme known as EAGLE CREST in respect of building/buildings situate at HONEYDEW MANOR EXTENSION 24 TOWNHIP, REGISTRATION DIVISION: I.Q., LOCAL AUTHORITY: CITY OF JOHANNESBURG MUNICIPALITY, PROVINCE OF GAUTENG MEASURING: 178 (ONE HUNDRED AND SEVENTY-EIGHT) SQUARE METERS. PROPERTY ZONED: Residential HELD UNDER DEED OF TRANSFER NUMBER: ST28760/2011 ALSO KNOWN AS: DOOR NUMBER 14, EAGLE CREST, EAGLE CANYON GOLF ESTATE, HONEYDEW MANOR, EXTENSION 24, ROODEPOORT. IMPROVEMENTS: PROPERTY CONSISTS OF: 4 X BEDROOMS, 1 X TV-LIVINGROOM, 1 X DINING ROOM, 1 X LOUNGE, 3 X BATHROOMS, KITCHEN, 2 X GARAGE. FENCNG: BRICK, OUTERWALL FINISHING: FACEBRICK, ROOF FINISHING: TILES, INNER FLOOR: TILES. (NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of Refundable Registration Fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at.

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN3334.

Case No: 2019/6926

Docex: DX31 SANDTON SQUARE

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgement Creditor and Makohliso: Siphokazi Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, Sheriff Johannesburg South, Shop no.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 25 March 2020, 02 September 2021 & 04 October 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 23 JANUARY 2024 at 10:00 at SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder without a court reserve.

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

(a) Section No. 36 as shown and more fully described on Sectional Plan No. SS154/1998 ("the sectional plan") in the scheme known as MIAMI in respect of the land and building or buildings situate at MEREDALE EXTENSION 12 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; (the mortgaged section") and

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

HELD under Deed of Transfer ST41320/2015 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: 3X BEDROOMS, 1 BATHROOM, KITCHEN AND LIVING ROOM - WHICH CANNOT BE GUARANTEED

The property is situated at: UNIT 36 MIAMI, 55 MURRAY AVENUE, MEREDALE EXTENSION 12 in the magisterial district of JOHANNESBURG CENTRAL

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R50 000.00 in cash or EFT that must reflect in Sheriff's account prior to the sale
4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA

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

Dated at Johannesburg, 2023-11-17.

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/MAT24828/rm. Attorney Acct: Citizen.

**Case No: 2023/024545**  
**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and  
MALEOTSANE JULIET LENTSOANE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-19, 10:00, SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 03rd 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 ROODEPOORT on FRIDAY the 19TH day of JANUARY 2024 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with a reserve price of R2 112 268.82.

CERTAIN: ERF 111 RUIMSIG EXTENSION 33 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 1 026 (ONE THOUSAND AND TWENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T11611/2022

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 111 NDOVU ESTATE, RUIMSIG, ROODEPOORT and consists of 5 Bedrooms, 2 Bathrooms, a TV/Living Room, a Kitchen, a Scullery, a dining room, a lounge, a study, 2 Garages, a Servant's room, 1 Braai Area, Plaster outer wall finishing and tiles (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of ROODEPOORT situated at THE SHERIFF'S OFFICE ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-11-17.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NEL/CN/98600.

**Case No: 9467/17**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED Plaintiff/Applicant and  
OLIVIA ZANDILE MANI (Identity number: 801029 0580 08 4) Defendant/Respondent**

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

**2024-01-22, 10:00, SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT  
SHEPSTONE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL LOCAL DIVISION, DURBAN) in the abovementioned suit, a sale with reserve in the amount of R607,405.27 (SIX HUNDRED AND SEVEN THOUSAND FOUR HUNDRED AND FIVE RAND AND TWENTY SEVEN CENTS) will be held at SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE on 22 JANUARY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE prior to the sale. ERF 756 SOUTHPORT EXTENSION 1, REGISTRATION DIVISION E.T., PROVINCE OF KWAZULU-NATAL, IN EXTENT: 1013 (ONE THOUSAND AND THIRTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T 31458/2015 ("the immovable property"); also known as 11 PEARCE ROAD, SOUTHPORT EXTENSION 1 the following information is furnished in respect of the improvements, though in this respect, nothing

is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS. FLATLET: 1 BEDROOM, 1 BATHROOM, KITCHEN AND LOUNGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. 4. The sale will be conducted by the Sheriff, Mr MAB Mahlangu or her deputy. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration for auction is open the day before from 09:30 to 13:00 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 PORT SHEPSTONE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE.

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: 11575.

Case No: 54135/2019

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and MOLEBOGENG PAULINA MASEMOLA  
(formerly MABUSE), ID 781009 0616 082, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 11:00, THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK  
AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R400 000.00 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH on 26TH day of JANUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3: ERF 430 SOSHANGUVE-UU TOWNSHIP REGISTRATION DIVISION: JR; GAUTENG PROVINCE MEASURING: 200 (TWO HUNDRED) SQUARE METRES HELD BY DEED OF TRANSFER NO. T17902/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 6562 KOPAOP STREET, SOSHANGUVE BLOCK UU Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R20 000.00 (Refundable) EFT for immovable property; d) All conditions applicable to registration The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Separate Toilets and 2 Carports.

Dated at PRETORIA, 2023-12-17.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Marelize/SA2763.

Case No: 2019/42783

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and JOHATHAN KAMOGELO MATLALA, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 21st of May 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PRETORIA NORTH EAST on THURSDAY the 25th day of JANUARY 2023 at 11H00 at THE SHERIFF PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, subject to a reserve price of R454 113.39.

CERTAIN:

ERF 10398 NELLMAPIUS EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION: J.R., GAUTENG PROVINCE

MEASURING: 317 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T19477/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 2409 INTAMBULA STREET, NELLMAPIUS EXTENSION 15, PRETORIA and consists of a lounge, kitchen, 2 bedrooms, 1 bathroom, a watercloset and 2 carports (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of PRETORIA NORTH EAST situated at 102 PARKER STREET, RIVIERA, PRETORIA or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit 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, 2023-11-11.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/65491.

Case No: 25065/2022

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and TAUKOBONG JOHANNES MATLWA ID: 750930 5368 089, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 11:00, THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R500 000.00 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH on 26TH JANUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3 of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3: A Unit consisting of - a) Section No. 1 as shown and more fully described on Sectional Plan No. SS1116/1995 in the scheme known as DOORN 17/1110 in respect of the land and building or buildings situate at PORTION 17 OF ERF 1110 DOORNPOORT, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section floor area, according to the said Sectional Plan is 113 (ONE ONE 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 THE DEED OF TRANSFER ST164357/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: UNIT 1 - 766 SUIKERBOS AVENUE, DOORNPOORT Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration; e) Rules of Auction and the Conditions of Sale can be inspected at the office of the Sheriff of the High Court Tshwane North, 3 Vos- & Brodrick Avenue, The Orchards Ext 3. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom and 2 Double Garages.

Dated at PRETORIA, 2023-11-13.

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. VAN WYK/Marelize/DA2842.

**Case No: 31331/2022**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and WILLIAM MAWELELA ID: 890714 5725 089, DEFENDANT**

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

**2024-01-26, 11:00, SHERIFF OF THE HIGH COURT TSHWANE NORTH on 26TH JANUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R350 000.00 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH on 26TH JANUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3 of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH, 3 VOS- & BRODRICK AVENUE, THE ORCHARDS EXT 3: ERF 641 SOSHANGUVE EAST TOWNSHIP REGISTRATION DIVISION: JR; GAUTENG PROVINCE MEASURING: 255 (TWO FIVE FIVE) SQUARE METRES HELD BY THE DEED OF TRANSFER T75846/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: 641 / 6710 UMABU STREET, SOSHANGUVE EAST Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration; e) Rules of Auction and the Conditions of Sale can be inspected at the office of the Sheriff of the High Court Tshwane North, 3 Vos- & Brodrick Avenue, The Orchards Ext 3. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTING OF Lounge, Kitchen, 2 Bedrooms and 1 Bathroom.

Dated at PRETORIA, 2023-11-13.

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. VAN WYK/Marelize/DA4615.

Case No: 2023-024723

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Absa Bank Limited, Judgement Creditor and Lebohang Matjie Mhlongo,  
Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder subject to a reserve price of R280 000.00 and will be held at 139 Beyers Naude Drive, Franklin Roosevelt Park on 23 January 2024 at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 139 Beyers Naude Drive, Franklin Roosevelt Park, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 94 as shown and more fully described on Sectional Plan No. SS250/1996 in the scheme known as LEOPARD ROCK in respect of the land and building or buildings situate at RIDGEWAY EXTENSION 3 TOWNSHIP and RIDGEWAY EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 47 (FORTY SEVEN) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST19027/2014

Situated at UNIT 94 DOOR 94 LEOPARD ROCK, LEIGH CRESCENT RIDGEWAY EXT 3.

Situated in the Magisterial District of Johannesburg West

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

Main Building: Lounge, Kitchen, Bathroom, 2 Bedrooms

Outside Buildings: 1 Carport

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-11-02.

Attorneys for Plaintiff(s): HP Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT452871AP/RL. Attorney Acct: HP Majola Inc, Boksburg.

Case No: 18878/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and LERATO REUBEN MOGOROSI, ID 810221  
5397 080, 1ST DEFENDANT and TSHOLOFELI BRENDA MAIFADI, ID 860324 0493 083, 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 10:00, THE SHERIFF OFFICE OF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE  
RIVERS**

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 R200 000.00 will be held by the SHERIFF OF THE HIGH COURT VEREENIGING on the 25TH day of JANUARY 2024 at 10H00 at THE SHERIFF OFFICE OF VEREENIGING, 91 GENERAL HERTZOG ROAD, THREE RIVERS 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 VEREENIGING, AT 91 GENERAL HERTZOG ROAD, THREE RIVERS: ERF 2230 STRETFORD EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: I.Q; GAUTENG PROVINCE MEASURING: 268 (TWO SIX EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T53144/2009 SUBJECT TO THE CONDITIONS CONTAINED THEREIN BETTER KNOWN AS: STAND 2230, STRETFORD EXT 1, VEREENIGING Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (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: House Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom and a Toilet.

Dated at PRETORIA, 2024-01-20.

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/SA3159.

**Case No: 1099/2023**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and FRANK PELANYANE MOKABANE, ID 810814 5805 084, 1ST DEFENDANT and SHILA MOKABANE, ID 850808 0772 084 2ND DEFENDANT**

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

**2024-01-25, 10:00, SHERIFF OF THE HIGH COURT CULLINAN on the 25TH day of JANUARY 2024 at 10H00 at THE SHERIFF OFFICE OF CULLINAN, NO. 1 FIRST STREET, CULLINAN**

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 R380 000.00 will be held by the SHERIFF OF THE HIGH COURT CULLINAN on the 25TH day of JANUARY 2024 at 10H00 at THE SHERIFF OFFICE OF CULLINAN, NO. 1 FIRST STREET, CULLINAN, 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 CULLINAN, NO. 1 FIRST STREET, CULLINAN: PORTION 72 OF ERF 3165 MAHUBE VALLEY EXTENSION 3 REGISTRATION DIVISION J.R, GAUTENG PROVINCE MEASURING: 243 (TWO FOUR THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T42145/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 21 LEKOPE STREET, MAHUBE VALLEY EXT 3 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) cheque or eft prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction at Sheriff Cullinan, No. 1 First Street, Cullinan. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a 1 Lounge, 1 Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Toilets, 2 Carports, 1 Storeroom and 1 Outside Toilet.

Dated at PRETORIA, 2023-11-17.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Marelize/SA3147.

**Case No: 2013/36303**

**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MONYEMANGENE, MADIDIMALO N.O., 1<sup>st</sup> Defendant, MONYEMANGENE, MOLATELO HELLEN, 2<sup>nd</sup> Defendant, MONYEMANGENE, MASOMANE SONNYBOY N.O., 3<sup>rd</sup> Defendant and MONYEMANGENE, MASOMANE SONNYBOY N.O., 4<sup>th</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 10:00, SHERIFF SOWETO WEST, U2241 CNR RASMENI AND NKOPI STREET, PROTEA NORTH**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on 22 February 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SOWETO WEST on THURSDAY the 25TH day of JANUARY 2024 at 10:00 at 2241 CNR RASMENI AND NKOPI STREET, PROTEA NORTH to the highest bidder.

CERTAIN: ERF 1560 PROTEA GLEN, EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 216 SQUARE METERS HELD BY DEED OF TRANSFER NUMBER TE28792/1992 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 19 WILD PEACH STREET, PROTEA GLEN EXTENSION 1 (ALSO KNOWN AS: 1560 PROTEA GLEN, SOWETO) and consists of 2 Bedrooms, 1 Bathroom, 1 Wash closet, a Lounge, 1 Carport and a Kitchen (in this respect, nothing is guaranteed).

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

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

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

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

Dated at Johannesburg, 2023-11-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NEL/MB/25015.

**Case No: 46786/2017**

**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 Monyokolo, Mareka Bernard & Mlambo, Themba Patrick, Judgment Debtor's**

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

**2024-01-18, 10:00, 51-61 Rosettenville road, Unit B1, Village Main, Industrial Park, Johannesburg**

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 North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg on Thursday the 18th day of January 2024 at 10h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 133 VREDEDORP TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG IN EXTENT: 248 (TWO HUNDRED AND FORTY-EIGHT) SQUARE METRES HELD by Deed of Transfer Number T19505/2008 and situate at 10 - 5TH STREET, VREDEDORP, JOHANNESBURG, GAUTENG, in the Magisterial District of Johannesburg Central. IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF BRICK WALLS AND CORRUGATED IRON ROOF MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET OUTBUILDINGS: STAFF QUARTERS, 4 CARPORTS PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court, Johannesburg North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg.

Dated at RIVONIA, 2023-12-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 011 8076046. Fax: 0866143218. Attorney Ref: AD/S46145.

**Case No: 2020/44946**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: ABSA BANK LIMITED, Plaintiff and MABATHO SHIRLEY MOTIMELE N.O., Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 10:00, Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of December 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of PRETORIA NORTH EAST on THURSDAY the 25th day of JANUARY 2023 at 11H00 at THE SHERIFF PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, subject to a reserve price of R178 854.16.

CERTAIN:

## A UNIT CONSISTING OF -

(a) SECTION NUMBER 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS92/1986 IN THE SCHEME KNOWN AS WILLMOR PARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT EAST LYNNE TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 86 (EIGHTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER ST133064/2005 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ZONING: Residential (not guaranteed)

The property is situated at UNIT 4 WILLMOR PARK, 14 BLOUREIER STREET, EAST LYNNE, PRETORIA and consists of 2 Bedrooms, 1 Bathroom, Lounge, Kitchen, 1 Toilet and 1 Garage (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 PRETORIA NORTH EAST situated at 102 PARKER STREET, RIVIERA, PRETORIA or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit 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, 2023-11-11.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NelRN/65491.

**Case No: 1386/2021P**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-16, 10:00, MAGISTRATE'S COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI**

IN PURSUANCE of a judgment of the KwaZulu Natal High Court, Pietermaritzburg and a writ of execution dated 13 OCTOBER 2021 the following property will be sold in execution on 16 JANUARY 2024 at 10h00 at the Magistrate's Court, 10 Hely Hutchinson Street, Mtunzini:

ERF 393, ESIKHAWINI J, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU NATAL, IN EXTENT 338 (THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T10682/2007; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at J1 393 NTIBANE ROAD, ESIKHAWINI J.

IMPROVEMENTS LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM AND SINGLE GARAGE. but nothing is guaranteed.

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

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

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia:

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

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

(c) Payment of a Registration Fee of R15 000.00 in cash;

(d) Registration conditions.

4. The sale will be conducted by the Sheriff Mr S Chetty or his deputy.

5. Conditions of Sales available for viewing at the Sheriff's office, Unit 6 Downing Place, 63 Piet Retief Street, Melmoth.

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

Dated at PIETERMARITZBURG, 2023-11-23.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT13303.

**Case No: 2022/043568**

**Doccex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgement Creditor and Ndlovu: Andile, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-23, 10:00, Sheriff Johannesburg South, Shop no.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 3 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 23 JANUARY 2024 at 10:00 at SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with a court reserve of R479 000.00.

ERF 773 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG PROVINCE

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO.T27189/2021

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 4X BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS KITCHEN AND DININGROOM, OUTBUILDING: KITCHEN, DININGROOM, 2 BEDROOMS, 1 BATROON, 2 TOILETS - WHICH CANNOT BE GUARANTEED

The property is situated at: 78 FRASER STREET, TURFFONTEIN in the magisterial district of JOHANNESBURG CENTRAL

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008.

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

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

3. Payment of a Registration Fee of R50 000.00 in cash or EFT that must reflect in Sheriff's account prior to the sale

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale w

Dated at Johannesburg, 2023-11-17.

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/MAT31776/rm. Attorney Acct: Citizen.

**Case No: 24532/2019**

**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 Ngwenya, Penlope Gugulethu, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 11:00, Unit C1 - Mount Royal, 657 James Crescent, Halfway House, Midrand**

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 Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, on Tuesday the 23rd day of January 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 829 COSMO CITY TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 280 (TWO HUNDRED AND EIGHTY) SQUARE METRES HELD BY DEED OF TRANSFER T21463/2016 and situate at 51 UNITED STATE OF AMERICA AVENUE, COSMO CITY, RANDBURG, GAUTENG, in the Magisterial District of Johannesburg North .IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: DOUBLE STOREY CONSTRUCTED OF BRICK AND PLASTER WALLS AND TILED ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, BALCONY OUTBUILDINGS: 2 GARAGES PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg West at Unit C1 Mount Royal 657 James Crescent Halfway House Midrand. 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

Dated at RIVONIA, 2023-12-07.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: AD/S55828.

**Case No: 3468/2023**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and MBUYISELO BENNETTE NGWENYA, ID: 761224 5547 083, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 09:30, SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R460 000.00 will be held by the SHERIFF OF THE HIGH COURT BOKSBURG on the 26TH day of JANUARY 2024 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG, 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 BOKSBURG, AT 182 LEEUWPOORT STREET, BOKSBURG: ERF 716 MABUYA PARK TOWNSHIP REGISTRATION DIVISION: I.R, GAUTENG PROVINCE MEASURING: 273 (TWO SEVEN THREE) SQUARE METRES HELD BY DEED OF TRANSFER T20273/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Better known as: 716 MPELA STREET, MABUYA PARK Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (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: HOUSE CONSISTING OF: Lounge, Kitchen, 2 Bedrooms and 1 Bathroom.

Dated at PRETORIA, 2023-12-05.

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. VAN WYK/Marelize/SA3148.

**Case No: 39426/2019**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and SUSAN REMEMBER NHLAPO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-19, 10:00, SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of June 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of WESTONARIA on FRIDAY the 19th day of JANUARY 2024 at 10:00 at 50 EDWARDS AVENUE, WESTONARIA:

CERTAIN: ERF 8518 PROTEA GLEN EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34826/2009

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 8518 PROTEA BOULEVARD, PROTEA GLEN EXT 11, SOWETO and consists of an Entrance Hall, a Lounge, Kitchen, Dining Room, 4 Bedrooms, 3 Bathrooms, a Study, 2 Water Closets and 2 Out Garages and 10 Outside room (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 acting sheriff of the High Court for the district of WESTONARIA situated at 50 EDWARDS AVENUE, WESTONARIA or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (EFT or bank guarantee cheque) 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, 2023-11-13.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NelRN/104397.

**Case No: RC/BE;;437/2013**

**Docex: DOCEX 13, BELLVILLE**

IN THE MAGISTRATE'S COURT FOR

(REGIONAL COURT FOR THE REGIONAL DIVISION OF WESTERN CAPE, HELD AT BELLVILLE)

**In the matter between: LEA RUSSELL, Plaintiff and NICHOLAS J VAN DER MERWE, Defendant**

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

**2024-01-15, 10:30, 133 VOGELSANCK STREET, LANGEBAAN COUNTRY ESTATE, LANGEBAAN**

ERF 7062, LANGEBAAN

IN EXTENT: 688 (SIX HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY: DEED OF TRANSFER T32873/2010

DIAGRAM DEED NUMBER: T74735/2005

SITUATED AT: 133 VOGELSANCK STREET, LANGEBAAN COUNTRY ESTATE, LANGEBAAN

Dated at BELLVILLE, 2023-12-05.

Attorneys for Plaintiff(s): BELLINGAN MULLER HANEKOM INC, TYGERVALLEY CHAMBERS 3, 1ST FLOOR, 27 WILLIE VAN SCHOOR DRIVE, BELLVILLE. Telephone: 0219197599. Fax: 0219197629. Attorney Ref: R NELSON/bz/NR0022.

**Case No: 7352/2019**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and NOLWAZI ELONA SITHOLE (First Defendant)  
and NONKULELEKO SITHOLE (Second Defendant)**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, THE OFFICES OF THE SHERIFF JOHANNESBURG SOUTH, 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, Johannesburg) in the abovementioned suit, a Sale subject to NO RESERVE, will be held by THE OFFICES OF THE SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on the 23RD day of JANUARY 2024 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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

CERTAIN: ERF 3139 NATURENA EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 253 (TWO HUNDRED AND FIFTY THREE) SQUARE METERS

HELD UNDER DEED OF TRANSFER T29903/2002

SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS.

SITUATED AT 3139 YELLOWOOD CRESCENT, NATURENA EXT 15, JOHANNESBURG.

IMPROVEMENTS: (not guaranteed) - A DWELLING HOUSE WITH 3 BEDROOMS, KITCHEN, LOUNGE, 2 BATHROOMS AND DINING ROOM WHICH CANNOT BE GUARANTEED.

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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. 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.

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 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.

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

Dated at Johannesburg, 2023-12-12.

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/N03563-E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2023-021361**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and THABA: MAKGAFELA RICHARD, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-18, 10:00, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 10 May 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG NORTH on THURSDAY 18 JANUARY 2024 at 10:00 at 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG to the highest bidder with a reserve price of R448 133.00.

REMAINING EXTENT OF ERF 220 BRIXTON TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T11008/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property"). Which is certain and is zoned as a residential property inclusive of the following: Main building: 2 Bedrooms, 1 Bathroom, Kitchen and lounge WHICH CANNOT BE GUARANTEED. The property is situated at: 44A BARNES ROAD, BRIXTON. In the magisterial District of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee as required by the sheriff 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-21.

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/MAT33655. Attorney Acct: Citizen.

Case No: 2022/002858

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Tshawe: Maurice, 1st Execution Debtor  
and Tshawe: Nonhlanhla, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, Sheriff Soweto West, 2241 CNR Rasmieni & Nkopi Street, Protea North**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 23 November 2022 in terms of which the below property will be sold in execution by the Sheriff SOWETO WEST on THURSDAY, 25 JANUARY 2024 at 10:00 at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with a reserve of R550 000.00.

ERF 20409 PROTEA GLEN EXTENSION 20 TOWNSHIP, REGISTRATION DIVISION I,Q., PROVINCE OF GAUTENG

MEASURING 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER T41078/2015

SUBJECT TO CONDITIONS CONTAINED THEREIN

which is certain, and is zoned as a residential property inclusive of the following: Main Building: DININGROOM, 2X BEDROOM, KITCHEN, BATHROOM - WHICH CANNOT BE GUARANTEED.

The property is situated at: STAND 20409 (29) THAMES STREET, PROTEA GLEN EXT 20 in the magisterial district of JOHANNESBURG CENTRAL

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA 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 as required by the Sheriff
4. 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 provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH 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/MAT30170/rm. Attorney Acct: Citizen.

Case No: 43082/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Division, Pretoria)**In the matter between: Firststrand Bank Limited, Applicant and Roger Noel Kouhawa Nomsu, ID: 8501019034189, 1st Respondent and City of Johannesburg Metropolitan Municipality, 2nd Respondent,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 10:00, Sheriff Johannesburg South at Shop No 2 Vista Centre, 22 Hilary Road, cnr Trevor Street, Gillview**

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 R812000.00 to the highest bidder, will be held by the AT SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW on 23 January 2024 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: Property description

ERF 92 REGENTS PARK ESTATE TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 495 SQUARE METRES

HELD BY DEED OF TRANSFER NO. T13328/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

Situating: 12 AUGUSTA ROAD, REGENT'S PARK

Zoned: RESIDENTIAL

The property consists of DWELLING CONSISTING OF ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET AND TWO CARPORTS. 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 JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. 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 R50 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW

Dated at PRETORIA, 2023-11-09.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT16899 MS R VAN DEN BURG/VAN DER WATT.

Case No: 23890/2022

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

**In the matter between: Firststrand Bank Limited, Applicant and Quinton van Reede van Oudtshoorn, ID: 7801275045080, 1st Respondent, Dipaleseng Municipality, 2nd Respondent and Jakita Mansions Body Corporate, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-19, 11:00, at the Magistrate's Court Balfour, Frank Street, Balfour**

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 R254 500.00 to the highest bidder, will be held AT THE MAGISTRATE'S COURT BALFOUR, FRANK STREET, BALFOUR on 19 January 2024 at 11:00AM 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: (a) Section No 12 as shown and more fully described on Sectional Plan No SS 49/2009 in the scheme known as JAKITA MANSIONS in respect of the land and building or buildings situate ta Balfour township, Local Authority: Dipaleseng Local Municipality of which section the floor area, according to the said Sectional Plan is 78 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 ST8660/2009

Situated: Door No 12, Jakita Mansions, 106 Rissik Avenue, Balfour

Zoned: RESIDENTIAL

The property consists of unit consisting of lounge, dining room kitchen, 2 bedrooms, bathroom, shower, 2 toilets, balcony and carport. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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, VICTOR KHANYE, 40 MARE STREET, HEIDELBERG. The office of the sheriff BALFOUR/HEIDELBERG 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 R0.00 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, VICTOR KHANYE, 40 MARE STREET, HEIDELBERG.

Dated at PRETORIA, 2023-11-16.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13664 MS R VAN DEN BURG/VAN DER WATT.

Case No: 21332/2022

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

**In the matter between: Firststrand Bank Limited, Applicant and Hector Vivian Short, ID: 8012255045087, 1st Respondent, Petronella Johanna Hendrieka Short, ID: 8308160049085, 2nd Respondent and City of Ekurhuleni Metropolitan Municipality, 3rd Respondent,**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 10:30, Sheriff's Office, Nigel, 74 Von Geusau Street, Nigel**

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 R640 000.00 to the highest bidder, will be held by the NIGEL SHERIFF'S OFFICE, 74 VON GEUSAU STREET, NIGEL on 24 January 2024 at 10H30 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 321 VISAGIEPARK TOWNSHIP; REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING: 695 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T88867/2017; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 8 Maple Avenue, Visagiepark, Nigel

Zoned: RESIDENTIAL

The property consists of DWELLING WITH LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS SHOWER, 2 TOILETS, DRESSING ROOM, LAUNDRY AND VERANDAH AND 2 OUT GARAGES. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 at the NIGEL SHERIFF'S OFFICE, 74 VON GEUSAU STREET, NIGEL. The office of the SHERIFF NIGEL 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) All bidders are required to pay a refundable registration fee in the amount of R10 000.00 which is payable prior to the commencement of the auction in order to obtain a buyer's card and to be paid into STANDARD BANK, ACC NO: 273 212 206, ACC NAME: SHERIFF NIGEL TRUST with their SURNAME AND INITIAL AS REFERENCE.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Nigel at the NIGEL SHERIFF'S OFFICE, 74 VON GEUSAU STREET, NIGEL.

Dated at PRETORIA, 2023-11-16.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13628 MS R VAN DEN BURG/VAN DER WATT.

Case No: 21043/2020

IN THE MAGISTRATE'S COURT FOR  
(District of Johannesburg North held at Randburg)

**In the matter between: Waterfall Country Estate WUQS Proprietary Limited, Plaintiff and Keqing Chen & Cong Chen, 1<sup>st</sup> Defendant & The Johannesburg Metropolitan Municipality, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, Sheriff Halfway House, 614 James Crescent, Halfway House, Midrand, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 13 February 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price set by the above Honourable Court by the Sheriff of the Court Halfway House at 614 James Crescent, Halfway House, Midrand, Gauteng on 30 January 2024 at 11H00, to the highest bidder.

Full Conditions of Sale can be inspected at the offices of the SHERIFF HALFWAY HOUSE at 614 James Crescent, Halfway House, Midrand, Gauteng the Sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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 bid 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, Gauteng.

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

THE RIGHT, TITLE AND INTEREST IN RESPECT OF:

ERF 1907 OF THE TOWNSHIP JUKSKEI VIEW, EXTENSION 53, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METERS HELD BY CERTIFICATE OF REGISTERED TITLE, T70993/2020. SITUATED AT 1907 MOLOPO DRIVE, WATERFALL COUNTRY ESTATE, JUKSKEI VIEW EXTENSION 53, GAUTENG PROVINCE.

HELD BY DEED OF LEASE NO. K022/2/2013 L

(also known as: 1907 MOLOPO DRIVE WATERFALL COUNTRY ESTATE, JUKSKEI VIEW EXTENSION 53, GAUTENG PROVINCE).

IMPROVEMENTS: Complete built house 4 Bedrooms

Dated at Johannesburg, 2023-12-13.

Attorneys for Plaintiff(s): Morgan Law Attorneys, 28 The Avenue, Orchards, Johannesburg. Telephone: 0100206838. Attorney Ref: CV0162/Mr G Morgan/Mrs A Merrifield/SM. Attorney Acct: First National Bank, Acc No. 62752426405, Branch Code 250655.

Case No: 2022/060471

Docex: 50 Rosebank

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: HABIB OVERSEAS BANK LIMITED (In Provisional Liquidation) (Registration No. 1990/004437/06), Applicant and FANASH PRODUCTS (PTY) LTD (Registration No. 2014/181299/07), First Respondent and NAZIR KADER (ID No. 6905075280085), Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-18, 10:00, THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST at AZANIA BUILDING, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA**

NOTICE OF SALE IN EXECUTION

IN EXECUTION OF A JUDGMENT in the above Honourable Court dated the 14th of June 2023 and a Warrant of Execution issued therein, the undermentioned immovable property will be sold in execution by THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST, on THURSDAY THE 18TH OF JANUARY 2024 at THE SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST at AZANIA BUILDING, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA AT 10:00 am with reserve to the highest bidder.

DESCRIPTION OF THE PROPERTY

1. PORTION 1 OF ERF 326 ERASMIA TOWNSHIP, REGISTRATION DIVISION JR, PRETORIA;
2. IN EXTENT 1 047 (ONE THOUSAND AND FORTY SEVEN) SQUARE METERS;
3. HELD BY DEED OF TRANSFER: T21179/2011;
4. PHYSICAL ADDRESS: NO. 349 STEYNBERG STREET, ERASMIA, PRETORIA WEST;

5. MAGISTERIAL DISTRICT: TSHWANE CENTRAL  
IMPROVEMENTS TO PROPERTY

The information given regarding the improvements on the property and details regarding the number and nature of the 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 possible.

The improvements to the residential property consists of the following:

1. Lounge;
2. Study;
3. Dining Room;
4. Fully Fitted kitchen;
5. x4 Bedrooms;
6. x2 en-suite bathrooms;
7. Braai Area;
8. Swimming Pool;
9. Garden;
10. Domestic Headquarter (Bedroom, bathroom and toilet);
11. Covered Parking (max two cars)

THE CONDITIONS OF SALE

1. The auction will be conducted by the Sheriff, Mr Sabier Ismail, or his deputy.

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

2. All bidders are required to pay R20 000.00 refundable registration fee in cash, bank guarantee cheque, or electronic transfer on the day of sale.

3. The 10% deposit of the purchase price, Sheriff's commission and VAT are payable on the day of the sale in cash, bank guarantee cheque, or electronic transfer on the day of sale.

4. The balance is payable against registration of transfer, to be secured by a bank or other acceptable guarantee by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff of the court, SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST AT AZANIA BUILDING, CORNER ISCOR AVENUE & IRON TERRACE WEST PARK, PRETORIA, within twenty-one (21) days from the date of sale.

5. Rules of auction and conditions of sale may be inspected at the Sheriff's Office, SHERIFF OF THE HIGH COURT PRETORIA SOUTH WEST, CORNER ISCOR AVENUE & 1 IRON TERRACE, WEST PARK, PRETORIA.

Dated at JOHANNESBURG, 2023-11-20.

Attorneys for Plaintiff(s): DASOO ATTORNEYS, Suite 11B, FIRST FLOOR, 1 MELROSE BOULEVARD, MELROSE ARCH. Telephone: 011-684-1468. Fax: 011 684 2909. Attorney Ref: MR DASOO / HOB 149. Attorney Acct: EMRAAN ESSOP DASOO.

Case No: 2584/17

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

In the matter between: **NEDBANK LIMITED, Plaintiff and SABELO JOSIAH DLAMINI, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:00, Sheriff of The High Court - SECUNDA at 25 PRINGLE STREET SECUNDA**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB22), Tel: 0861333402 - ERF 1175 EVANDER EXT 2, REGISTRATION DIVISION IS, MPUMALANGA PROVINCE, GOVAN MBEKI LOCAL MUNICIPALITY - Measuring 833 square metres - situated at 5 ALBERTA STREET, EVANDER - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"): 3 BEDROOMS, BATHROOM, LOUNGE, DINING ROOM, KITCHEN, GARAGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 24/01/2024 at 10:00 by Sheriff of the High Court - Secunda at 25 PRINGLE STREET SECUNDA. Conditions of sale may be inspected at Sheriff of the High Court - Secunda at 25 Pringle Street, Secunda. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay

the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria, 2023-12-06.

Attorneys for Plaintiff(s): Stegmanns Inc C/O Leon van den Berg Attorneys, 30 OR Tambo Street, Middelburg. Telephone: 0861333402. Fax: 0866863903. Attorney Ref: DEB22.

**Case No: 20700/2021**

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 CHRISTOPHER OLIPHANT (IDENTITY NUMBER: 710412 5308 083), FIRST DEFENDANT & SHARON CHARMAINE OLIPHANT (IDENTITY NUMBER: 691120 0163 080), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on TUESDAY the 23RD of JANUARY 2024 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG WEST during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS127/20204 IN THE SCHEME KNOWN AS SHARON FLATS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT RIVERLEA TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 37 (THIRTY 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 ST019318/07

ALSO KNOWN AS: A UNIT CONSISTING OF (A) SECTION NO 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS127/20204 ALSO KNOWN AS UNIT 16, SHARON FLAT, 116 SHARON STREET, RIVERLEA, JOHANNESBURG (56 KENTUCKY STREET, RIVERLEA).

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 2 BEDROOMS, LOUNGE, KITCHEN, 1 BATHROOM AND TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;

- (e) Registration conditions;
  - (f) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
  - (g) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale;
  - (h) The auction will be conducted by the Sheriff, Mr Indran Adimoolum.
- Dated at PRETORIA, 2023-11-13.
- Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT60833.

Case No: 6560/2014

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and BAITSENAPE INVESTMENTS 1 CC (REGISTRATION NUMBER: CK2007/136353/23), FIRST DEFENDANT, NTOKOBANE MOGOTSI (IDENTITY NUMBER: 720721 5300 082) SECOND DEFENDANT, CINDY STELLA MOGOTSI (IDENTITY NUMBER: 700808 1486 082), THIRD DEFENDANT & JOHN UTUKILE MANYIKE (IDENTITY NUMBER: 730806 5462 087), FOURTH DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:00, NO 7 CORDINER STREET, SCOTTBURGH**

In execution of a judgment of the High Court of South Africa, Kwazulu-Natal Division, Pietermaritzburg in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF UGU 2 (UMZIMTO) at NO 7 CORDINER STREET, SCOTTBURGH on WEDNESDAY the 24TH day of JANUARY 2024 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF UGU 2 (UMZINTO), NO 7 CORDINER STREET, SCOTTBURG during office hours.

CERTAIN: ERF 150 ELYSIUM, REGISTRATION DIVISION E.T. PROVINCE OF KWAZULU-NATAL MEASURING 4 917 (FOUR THOUSAND NINE HUNDRED AND SEVENTEEN) SQUARE METRES HELD UNDER DEED OF TRANSFER NUMBER T027563/2008

ALSO KNOWN AS: 150 STAND, ELYSIUM (GPS co-ordinates: 30.478934: 30.63066).

Nothing in this respect is guaranteed: VACANT LAND.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the SHERIFF UGU 2 (UMZINTO) at NO 7 CORDINER STREET, SCOTTBURG 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 UGU 2 (UMZINTO).
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 (Fifteen Thousand Rand) (refundable) prior to the commencement of the auction in order to obtain a buyer's card;
  - (d) Registration conditions;
  - (e) The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by EFT on the day of the sale;
  - (f) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution credit or his attorney, and shall be furnished to the Sheriff with 10 days after the date of sale;
  - (g) The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price;

- (h) The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy;  
(i) Advertising costs at current publication rates and sale costs according to Court rules, apply.  
Dated at PRETORIA, 2023-11-15.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: N CROUS/LJ/MAT14596.

**Case No: D5061/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and SIYABONGA VINCENT ZONDI (IDENTITY NUMBER: 810915 5822 084), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:00, V 1030, BLOCK C, ROOM 4, UMLAZI**

In execution of a judgment of the High Court of South Africa, Kwazulu-Natal Division, Durban, in the abovementioned suit, a sale with a Court reserve price of R450 000.00, will be held by the SHERIFF OF THE HIGH COURT UMLAZI at V 1030, BLOCK C, ROOM 4, UMLAZI on WEDNESDAY the 24TH day of JANUARY 2024 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 UMLAZI during office hours.

CERTAIN: ERF 643 UMLAZI G, REGISTRATION DIVISION F.T. PROVINCE OF KWAZULU-NATAL  
IN EXTENT 491 (FOUR HUNDRED AND NINETY ONE) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T8710/2016  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
(UMLAZI/ETHEKWINI SOUTH SUB-DISTRICT OF ETHEKWINI)  
ALSO KNOWN AS: 642, 66 INYOSI PLACE, UMLAZI G.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
WALLS: CONCRETE  
ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF UMLAZI, V1030, BLOCK C, ROOM 4, UMLAZI, 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 UMLAZI.
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 R1 000.00 (One Thousand Rand) in cash for an immovable property;
  - (d) Registration conditions;
  - (e) The office of the Sheriff for Umlazi will conduct the sale with auctioneers NS Dlamini and/or MJ Parker;
  - (f) Advertising costs at current publication rates and sale costs according to the Court rules apply.

Dated at PRETORIA, 2023-11-13.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD LYNNWOOD PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT72511.

Case No: 26821/2022

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 MOHAMMED ZAEED ESSACK (IDENTITY NUMBER: 800927 5106 089), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, NO 8 SNUIFPEUL STREET, ONVERWACHT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R273 000.00, will be held by the SHERIFF OF THE HIGH COURT LEPHALALE at NO 8 SNUIFPEUL STREET, ONVERWACHT on THURSDAY the 26TH of JANUARY 2024 at 10:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LEPHALALE during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS487/2013 IN THE SCHEME KNOWN AS SHADY LEAVES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 17737 ELLISRAS EXTENSION 29 TOWNSHIP LOCAL AUTHORITY: LEPHALALE LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 58 (FIFTY EIGHT) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER ST1811/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ALSO KNOWN AS: UNIT 6 SHADY LEAVES, SKADUKANT STREET, ELLISRAS EXTENSION 29.

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

OPEN PLAN UNIT CONSISTING OF: SITTING ROOM, KITCHEN, 1 BATHROOM, 1 TOILET, 2 BEDROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF LEPHALALE, NO 8 SNUIFPEUL STREET, ONVERWACHT 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 LEPHALALE.

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 R10 000.00 (Ten Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-11-17.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/OM/MAT75254.

Case No: 29158/2017

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and SIBONGILE PRECIOUS MBELE (IDENTITY NUMBER: 750315 0264 089), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 26TH of JANUARY 2024 at 09:30 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN: ERF 17891 VOSLOORUS EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000021438/2013

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 17891 UMKUKUZA STREET, VOSLOORUS EXTENSION 25, BOKSBURG.

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

MAIN BUILDING: 3 BEDROOMS, DINING ROOM, FAMILY ROOM, LOUNGE, TOILET

OUT BUILDING: 2 OUTSIDE ROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-11-16.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT50304.

Case No: 29158/2017

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and SIBONGILE PRECIOUS MBELE (IDENTITY NUMBER: 750315 0264 089), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 26TH of JANUARY 2024 at 09:30 of

the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN: ERF 17891 VOSLOORUS EXTENSION 25 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000021438/2013

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 17891 UMKUKUZA STREET, VOSLOORUS EXTENSION 25, BOKSBURG.

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

MAIN BUILDING: 3 BEDROOMS, DINING ROOM, FAMILY ROOM, LOUNGE, TOILET

OUT BUILDING: 2 OUTSIDE ROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-11-16.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT50304.

**Case No: 14595/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and SHENAAZ GOOLAM (Judgment Debtor)**

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

**2024-01-18, 10:00, at THE SHERIFF'S OFFICE, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE,  
WEST PARK, PRETORIA, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 22 June 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 2 097 240.00 by the Sheriff of the High Court PRETORIA SOUTH WEST at THE SHERIFF'S OFFICE, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG on THURSDAY, 18 JANUARY 2024 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, AZANIA BUILDING, CNR ISCOR ROAD & IRON TERRACE, WEST PARK, PRETORIA, GAUTENG, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property. REMAINING EXTENT OF ERF 190 CHRISTOBURG TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 1325 (ONE THOUSAND THREE HUNDRED AND TWENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T3666/2020, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 463 Johann Strauss Street, Christoburg, Centurion, Gauteng.

IMPROVEMENTS (not guaranteed): Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms. Outbuilding: 2 Garages and Entertainment Area.

TAKE FURTHER NOTICE: This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. All bidders are required to pay R 20 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

Dated at CAPE TOWN, 2023-11-10.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T VAN DER SPUY/mm/M31145.

**Case No: 20358/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and DESTINY ADELE CUPIDO (First Judgment Debtor) and LINDA ESTELLE KEMP (Second Judgment Debtor)**

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

**2024-01-23, 11:00, at the Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape**

In pursuance of a judgment granted by this Honourable Court on 9 June 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 560 000.00 by the Sheriff of the High Court GOODWOOD AREA 2 at THE SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, WESTERN CAPE on TUESDAY, 23 JANUARY 2024 at 11H00, to the highest bidder. The office of the Sheriff of Goodwood will conduct the sale with auctioneer MR F VAN GREUNEN, or his Deputy. The rules of the auction and Conditions of Sale may be inspected during office hours at the sheriff's office at UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, WESTERN CAPE, 24 hours prior to the sale in execution. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property. ERF 23186 GOODWOOD, SITUATED IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE, IN EXTENT 179 (ONE HUNDRED AND SEVENTY NINE) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T18569/2017. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ALSO KNOWN AS 28 Enfield Street, Epping Forest, Cape Town, Western Cape. IMPROVEMENTS (not guaranteed): Freestanding Single Storey, Brick and Block Walls, Asbestos Roof, Tile and Vinyl Floors, Lounge/Dining Room, 3 Bedrooms, Kitchen, 1 Bathroom and Toilet, Outbuilding: Semi-Attached Single Storey, Plastered Walls, Corrugated Iron Roof, Laminated Floors, 2 Bedrooms, 1 Shower, 1 Toilet, Brick and Block Fenced Boundary, General Residential Zoning. TAKE FURTHER NOTICE: 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. The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 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 R15 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, 2023-11-13.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M28860.

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