



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 703

12 January 2024  
Januarie

No. 49982

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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**IMPORTANT NOTICE:**

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

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

*CONTENTS / INHOUD***LEGAL NOTICES / WETLIKE KENNISGEWINGS****SALES IN EXECUTION AND OTHER PUBLIC SALES  
GEREGTELIKE EN ANDER OPENBARE VERKOPE**

Sales in execution • Geregtelike verkope.....	13
Public auctions, sales and tenders	
Openbare veilings, verkope en tenders.....	169



government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** **2024**

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



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.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: 1396/2018  
Docex 1 Tygerberg

IN THE HIGH COURT OF SOUTH AFRICA  
(Northern Cape Division, Kimberley)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff, and Jacobus Petrus van Wyk - 1st Respondent, and Michelle van Wyk - 2nd Respondent**

### NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 30th day of January 2024 at 10:00 at 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY by the Sheriff of the High Court, to the highest bidder:ERF 23168 KIMBERLEY, situate IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, PROVINCE NORTHERN CAPE, in extent: 1005 SQUARE METRES, held by virtue of Deed of Transfer no. T3538/2005, Street address: 20 DU CANE CRESCENT, CASSANDRA, KIMBERLEY

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: Entrance Hall, Lounge, Dining room, Kitchen, Scullery, 3 x Bedrooms, Bathroom, W/C, Servant's room & Laundry, Bathroom & W/C & entertainment area

Reserved price: The property will be sold subject to a reserve price of R800,000.00.

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 KIMBERLEY 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/FIR73/3902, Acc. MINDE SCHAPIRO & SMITH INC.

Case No: 1396/2018  
Docex 1 Tygerberg

IN THE HIGH COURT OF SOUTH AFRICA  
(Northern Cape Division, Kimberley)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Plaintiff, and Jacobus Petrus van Wyk - 1st Respondent, and Michelle van Wyk - 2nd Respondent**

### NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 30th day of January 2024 at 10:00 at 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY by the Sheriff of the High Court, to the highest bidder:ERF 23168 KIMBERLEY, situate IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, PROVINCE NORTHERN CAPE, in extent: 1005 SQUARE METRES, held by virtue of Deed of Transfer no. T3538/2005, Street address: 20 DU CANE CRESCENT, CASSANDRA, KIMBERLEY

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: Entrance Hall, Lounge, Dining room, Kitchen, Scullery, 3 x Bedrooms, Bathroom, W/C, Servant's room & Laundry, Bathroom & W/C & entertainment area

Reserved price: The property will be sold subject to a reserve price of R800,000.00.

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 KIMBERLEY SHERIFF.

Dated at: BELLVILLE.

MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville, Tel. 021-918 9009, Fax. 0866116156, Ref. H CROUS/SS/FIR73/3902, Acc. MINDE SCHAPIRO & SMITH INC.

Case No: 44109/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Nedbank Limited, Plaintiff and Henry Edward Clark, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriff's Office, Shop 8, Civic Centre, Somerset Avenue, Stilfontein, 2551**

Pursuant to a Judgment granted by this Honorable Court against the Execution Debtor on the 14TH day of JULY 2022 and a Warrant of Execution the undermentioned property will be sold in execution by the Sheriff of the High Court, KLERKSDORP on FRIDAY, the 26TH day of JANUARY 2024 at 10H00 at THE SHERIFF'S OFFICES, SHOP 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN to the highest bidder.

ERF: ERF 353, WILKOPPIES, EXTENSION 1, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST

EXTENT: 1 400 (ONE THOUSAND FOUR HUNDRED) SQUARE METRES;  
HELD: BY DEED OF TRANSFER T66837/2017 (the property)

Improvements are:

A DWELLING OF UNKNOWN SPECIFICATION

No warranties regarding description, extent or improvements are given.

The conditions of sale to be read out by the Sheriff of the High Court at the time of the sale will be available for inspection at THE SHERIFF'S OFFICES, SHOP 8, CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN.

Dated at KLERKSDORP, 2023-11-24.

Attorneys for Plaintiff(s): Meyer, van Sittert & Kropman, 5 Roma Avenue, Flamwood, Klerksdorp, 2571. Telephone: 018-4749200. Fax: 018-4749229. Attorney Ref: Mr PC Du Toit/ap/N2526.

Case No: 60868/2017

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and VAUGHN PETER DE WET SHAW (IDENTITY NUMBER: 621209 5043 08 4) - JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-01-29, 10:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with no reserve price, will be held by the Sheriff, JOHANNESBURG CENTRAL, at 21 HUBERT STREET, WESTGATE, JOHANNESBURG on MONDAY the 29TH 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, JOHANNESBURG CENTRAL during office hours: A unit consisting of - (a) SECTION NO 1102 as shown and more fully described on SECTIONAL PLAN NO. SS273/2007, in the scheme known as ISIBAYA HOUSE in respect of the land and building or buildings situate at MARSHALLS TOWN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is 61 (SIXTY ONE) square meters in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST58186/2007. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 1102 ISIBAYA HOUSE, 47 ANDERSON STREET, MARSHALLS TOWN, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. Unit is located on the 11th floor, plaster section under concrete roof; Room count unknown; No exclusive use area allocated to section, basement parking allocated as common property for subject; 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 R20,000.00, in cash; (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 JOHANNESBURG CENTRAL'S OFFICE, 21 HUBERT STREET, JOHANNESBURG. TELEPHONE NUMBER: (011) 492-2660.

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/DH39239.

**Case No: 60868/2017**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and VAUGHN PETER DE WET SHAW (IDENTITY NUMBER: 621209 5043 08 4) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 10:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with no reserve price, will be held by the Sheriff, JOHANNESBURG CENTRAL, at 21 HUBERT STREET, WESTGATE, JOHANNESBURG on MONDAY the 29TH 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, JOHANNESBURG CENTRAL during office hours: A unit consisting of - (a) SECTION NO 1102 as shown and more fully described on SECTIONAL PLAN NO. SS273/2007, in the scheme known as ISIBAYA HOUSE in respect of the land and building or buildings situate at MARSHALLS TOWN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan is 61 (SIXTY ONE) square meters in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER ST58186/2007. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 1102 ISIBAYA HOUSE, 47 ANDERSON STREET, MARSHALLS TOWN, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. Unit is located on the 11th floor, plaster section under concrete roof; Room count unknown; No exclusive use area allocated to section, basement parking allocated as common property for subject; 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 R20,000.00, in cash; (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 JOHANNESBURG CENTRAL'S OFFICE, 21 HUBERT STREET, JOHANNESBURG. TELEPHONE NUMBER: (011) 492-2660.

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/DH39239.

Case No: 11053/2022

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and NJABULA NKOSI (IDENTITY NUMBER: 920925 5158 08 9) - JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-01-24, 10:30, 74 VON GEUSAU STREET, NIGEL**

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 R362 722.00, will be held by the Sheriff NIGEL, at 74 VON GEUSAU STREET, NIGEL on WEDNESDAY the 24TH JANUARY 2024 at 10H30 of the undermentioned property of the judgement debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff NIGEL during office hours: PORTION 2 OF ERF 884 SHARON PARK EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO T38199/2013, SUBJEKT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE RESTRICTIVE CONDITIONS IN FAVOUR OF THE HOME OWNERS ASSOCIATION. MAGISTERIAL DISTRICT: EKURHULENI EAST. ALSO KNOWN AS: 31 KAKELAAR STREET, HLANGANINI VILLAGE, SHARON PARK EXTENSION 2, NIGEL. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 1X LOUNGE; 1X KITCHEN; 3X BEDROOMS; 1X BATHROOM. 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 R10,000.00 (bank guaranteed cheque); (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 NIGEL'S OFFICE, 74 VON GEUSAU STREET, NIGEL. TELEPHONE NUMBER: (061) 456-6486.

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/DH39532.

Case No: 54520/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and SIBUSISO DERRICK NDEBELE, 1<sup>st</sup> Defendant and SIBONISO CALEB SITHOLE, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-02-02, 10:00, THE SHERIFF'S OFFICE, ROODEPOORT NORTH: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In pursuance of a judgment granted by this Honourable Court on 12 DECEMBER 2019, 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 R790 000.00, 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.

A UNIT CONSISTING OF -



(A) SECTION NO. 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS172/2004 IN THE SCHEME KNOWN AS BONDI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILLOWBROOK EXTENSION 13 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 142 (ONE HUNDRED AND FORTY TWO) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST67153/2004

(also known as: UNIT 7 BONDI, 1327 VAN DER KLOOF ROAD, WILLOWBROOK EXTENSION 13, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG WEST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 2 GARAGES

Dated at PRETORIA, 2023-11-23.

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: G7591/DBS/N FOORD/CEM.

Case No: 5728/2023

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

In the matter between: **ABSA BANK LIMITED, Plaintiff and SEKWATI JIM MAGWA, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 21 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 R840 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

PORTION 175 OF ERF 185 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 901 (NINE HUNDRED AND ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T43097/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 35 TONGVIS ROAD, KLIPPOORTJE AGRICULTURAL LOTS, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDINGS: SINGLE GARAGE, 2 DOUBLE CARPORTS

Dated at PRETORIA, 2023-11-15.

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: U25138/DBS/N FOORD/CEM.

Case No: 1872/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and MALEFU MILLICENT MANYIKE (PREVIOUSLY MOLABA), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, THE SHERIFF'S OFFICE, ODENDAALSRUS: 133 CHURCH STREET, ODENDAALSRUS**

In pursuance of judgments granted by this Honourable Court on 14 DECEMBER 2020 and 23 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 R372 000.00, by the Sheriff of the High Court ODENDAALSRUS, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ODENDAALSRUS: 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 2100 ODENDAALSRUS EXTENSION 4, DISTRICT ODENDAALSRUS, PROVINCE FREE STATE  
IN EXTENT 1 103 (ONE THOUSAND ONE HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T11095/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 1 JAKARANDA STREET, ODENDAALSRUS EXTENSION 4, FREE STATE)

MAGISTERIAL DISTRICT: LEJWELEPUTSWA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BRICK HOUSE WITH TILE ROOF, LOUNGE, DINING ROOM, KITCHEN, 2 TOILETS, 4 BEDROOMS, BATHROOM, SHOWER, DOUBLE GARAGE, PRECON FENCING

Dated at PRETORIA, 2023-11-10.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U22743/DBS/N FOORD/CEM.

Case No: 32190/2022

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, 2<sup>nd</sup> Plaintiff and CHARLES MOYO, 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 31 AUGUST 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 R345 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS12/1985, IN THE SCHEME KNOWN AS ARNISTON IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1749 PRETORIA NORTH TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 85 (EIGHTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST43083/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: UNIT 9 (DOOR 202) ARNISTON, 216 BEN VILJOEN STREET, PRETORIA NORTH, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & OUTBUILDING: SINGLE CARPORT

Dated at PRETORIA, 2023-11-13.

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: U24738/DBS/N FOORD/CEM.

**Case No: 2327/2018**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and PINKIE WELHEMINA SAUHATSE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 08:00, THE SHERIFF'S OFFICE, SOWETO EAST: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of judgments granted by this Honourable Court on 23 FEBRUARY 2018 and 18 MARCH 2019, 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 R230 000.00, by the Sheriff of the High Court SOWETO EAST, to the highest bidder.

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

ALL RIGHT, TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF

ERF 13449 DIEPKLOOF TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 281 (TWO HUNDRED AND EIGHTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER TL32493/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 58 JACK KLIPLIN ROAD, DIEPKLOOF, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff: BO Khumalo, or his Deputy Sheriff: KE Meso.

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, No. 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking), Johannesburg, 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 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, 2023-11-08.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U20913/DBS/N FOORD/CEM.

**Case No: 1147/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(EASTERN CAPE DIVISION, GQEBERHA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and ANDILE MAHAMBEHLALA, 1<sup>st</sup> Defendant and THEMBAKAZI LOVEDALIA MAHAMBEHLALA (PREVIOUSLY MATROSE), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 12:00, THE SHERIFF'S OFFICE, PORT ELIZABETH NORTH: DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA**

In pursuance of judgments granted by this Honourable Court on 28 FEBRUARY 2023 and 12 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 R189 000.00, 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 4281 IBHAYI, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE

IN EXTENT: 226 (TWO HUNDRED AND TWENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T64903/2011CTN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 4281 SALI STREET, KWAZAKHELE, PORT ELIZABETH, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS

Dated at PRETORIA, 2023-11-09.

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: U24680/DBS/N FOORD/CEM.

Case No: 1513/2021

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF JOHANNESBURG NORTH HELD AT ALEXANDRA)

**In the matter between: THE BODY CORPORATE OF HAZELHURST, Plaintiff and PFUNGWA MICHELLE NYAMUKACHI, 1<sup>st</sup> Defendant, STANDARD BANK OF SOUTH AFRICA LIMITED, 2<sup>nd</sup> Defendant and CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

A unit consisting of: -

a) SECTIONAL TITLE UNIT 57 BEING DOOR NUMBER 1, in the Sectional Scheme known as HAZELHURST, measuring in extent of 59 SQUARE METERS and held by deed of transfer ST 46902 / 2007, which property is situated at UNIT 57 BEING DOOR NUMBER 1, HAZELHURST, 19 WHITNEY ROAD, WHITNEY GARDENS, KEW.

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.

Property Description: The premises is a Ground Floor Unit (Flat), Brick Walls, Corrugated Roof, Tiled Floors, 1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Lounge, 1 Bath and 1 Toilet.

THE SALE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS \_

**1 THE SALE**

1.1 The sale is conducted in accordance with the provisions of Rule 43A of the Magistrate's Court Rules of, 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).

1.2 The headings to the clauses are for the purposes of convenience and reference only, and shall not be used in the interpretation of, nor modify, nor amplify the conditions of this sale nor any clause. In these conditions, unless a contrary intention clearly appears, words importing any one gender shall include the other two genders, the singular includes the plural and vice versa, and natural persons include created entities (corporate or otherwise) and vice versa. Any reference to days shall mean business days.

1.3 The property shall be sold by the sheriff to the highest bidder subject to the reserve price of R200, 000.00 as set out by the court.

**2 MANNER OF SALE**

2.1 The sale shall be for South African Rands.

2.2 The execution creditor shall be entitled to cancel the sale at any stage before the auction has commenced. The execution creditor shall be entitled to bid at the auction.

2.3 If any dispute arises about any bid, the property may, at the discretion of the Sheriff, immediately again be put up for auction.

2.4 If the Sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but shall be rectified immediately.

2.5 If the Sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price, he may refuse to accept the bid of such bidder, or accept it provisionally until the bidder shall have satisfied him that he is in a position to pay both such amounts. On the refusal of a bid under such circumstances, the property may immediately again be put up for auction.

**3 OBLIGATIONS AND LIABILITIES OF PURCHASER AFTER AUCTION**

3.1 The purchaser shall, as soon as possible after the Sheriff announces the completion of the sale by the fall of the hammer, or in any other customary manner, immediately on being requested by the Sheriff sign these conditions of sale.

3.2 If the purchaser has bought as an agent for a principal then the sale will also be subject to the following conditions \_

3.2.1 the principal's address as furnished by the purchaser shall be the address as chosen by the principal as his/her address for the service of all forms, notices and documents in respect of any legal proceedings which may be instituted by virtue hereof (domicilium citandi et executandi);

3.2.2 if the principal is not in existence at the time of the auction the purchaser shall be the contracting party.

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

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

3.5 If the Purchaser is married in community of property such Purchaser shall furnish the Sheriff with the written consent of the other spouse, as required in terms of Section 15(1)(g) of the Matrimonial Property Act 88 of 1984, within 48 hours of the signature of the conditions of sale.

3.6 The purchaser shall on demand sign all necessary transfer and ancillary documents with the transferring attorneys.

#### 4 CONDITIONS OF PAYMENT

4.1 The purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff.

4.2 Payment shall be made, 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.

4.3 Should the purchaser fail to pay the deposit and the sheriff's commission on completion of the sale, then the sale shall be null and void and the Sheriff may immediately put the property up for auction again.

4.4 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 execution creditor'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 execution creditor's attorney, within the required time, the sale may be cancelled.

4.5 The deposit will be deposited immediately by the sheriff into a trust account held in terms of Section 22 of the Sheriffs Act 90 of 1986.

4.6 If the transfer of the property is not registered within 1 month after the date of the sale, the purchaser shall be liable for payment of interest at the rate of 9% per annum, Compounded Monthly to the execution creditor, and to any other bondholder at the rate due to them, on the respective amounts of the award in the plan of distribution, as from the expiration of 1 (one) month after the sale to date of transfer.

4.7 The purchaser shall be responsible for payment of all costs and charges necessary to effect transfer, including but not limited to conveyancing costs, transfer duty or VAT attracted by the sale and any Deeds Registration Office levies. The purchaser shall further be responsible for payment, within 7 days after been requested to do so by the appointed conveyancer \_

4.7.1 of all amounts required by the Municipality for the issue of a clearance certificate in terms of section 118(1) of the Local Government Municipal Systems Act, No.32 of 2000, to the effect that all amounts due in connection with immovable property for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for the certificate have been fully paid; and

4.8 The purchaser is hereby informed of the following charges -

4.8.1 arrear rates and taxes, estimated at R43, 623.39, as at 4 October 2023; and

4.8.2 arrear levies, estimated at R 198, 667.79 as at 24 October 2023.

4.9 The Sheriff and the Purchaser note that the amount set forth in this clause are a reasonable estimate only. Neither the Sheriff nor the execution creditor warrants the accuracy of this estimate. The Purchaser shall not be able to avoid its obligations hereunder, nor will it have any claims against the Sheriff or the execution creditor, arising out of the fact that the arrear rates and taxes and arrear charges payable are greater than the estimated charges set forth herein. The actual amounts owing in respect of arrear rates and taxes or arrears charges must be paid by the Purchaser within 7 days after being requested to do so by the attorney attending to the transfer.

4.10 The Purchaser shall, immediately on demand by the sheriff, pay the Sheriff's commission as follows \_

4.10.1 6% on the first R100, 000.00 of the proceeds of the sale, and

4.10.2 3.5% on R100, 001.00 to R400, 000.00, and

4.10.3 1.5% on the balance thereof,

subject to a maximum commission of R40, 000.00 in total plus VAT and a minimum of R3, 000.00 plus VAT in respect of Sheriff's fees.

4.11 If the purchaser pays the whole purchase price and complies with conditions 4.1, 4.7, 4.8, and 4.9, within 21 days from the date of sale any claim for interest shall lapse, otherwise transfer shall be passed only after the purchaser has complied with the provisions of conditions 4.1, 4.4, 4.7, 4.8 and 4.9 hereof.

4.12 In the event that the purchaser being the execution creditor who is also a consumer exempted in terms of Section 5(2)(b) from the provisions of the Consumer Protection Act, 68 of 2008, the execution creditor shall be required to pay the commission set out in the clause 4.9, without demand, within 7 days. Such execution creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of 4.1 and 4.4, except insofar as the purchase price may exceed the total amount as set out in the warrant of execution. The difference between the purchase price and the total amount as set out in the warrant of execution, plus interest as

provided for in 4.6, is to be paid or secured to the sheriff within 21 days from the date of sale, without demand. Such- execution creditor shall at the date of registration of transfer provide ' the sheriff with satisfactory proof that the defendant's account has been credited accordingly.

#### 5 COMPLIANCE CERTIFICATES

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

5.2 The purchaser agrees that there is no obligation on the Sheriff or the execution creditor to furnish an Entomologist's certificate.

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

#### 6 RISK AND OCCUPATION

6.1 The property shall be at the risk and profit of the purchaser after the fall of the hammer and the signing of the conditions of sale and payment of the initial deposit.

6.2 The purchaser shall be liable to keep insured all buildings standing on the property sold for the full value of same from the fall of the hammer and the signing of the conditions of sale and payment of the initial deposit to the date of transfer. Failing which the sheriff may effect the insurance at the purchasers expense.

6.3 The execution creditor and the Sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the property or that the property is unoccupied and any proceedings to evict the occupier(s) shall be undertaken by the purchaser at his/her/its own cost and expense.

6.4 The property is sold as represented by the Title Deeds and diagram and the Sheriff is not liable for any deficiency that may be found to exist. The property is sold as it stands (voetstoots) and without warranty or representation and also subject to all servitudes and conditions specified in the Deed of Transfer. Notwithstanding anything to the contrary hereinbefore contained, the property is sold free from any title conditions pertaining to the reservation of personal servitudes in favour of third parties and in respect of which servitudes preference has been waived by the holder thereof in favour of the execution creditor.

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

#### 7 SALE SUBJECT TO EXISTING RIGHTS

7.1 Where the Property is subject to a lease agreement the following conditions apply:

7.2 Insofar as the property is let to tenants and the Sheriff is aware of the existence of such tenancy then \_

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

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

7.3 Notwithstanding any of these provisions, the purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall vest in the Sheriff and/or the execution creditor.

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

#### 8 BREACH OF AGREEMENT

8.1 If the purchaser fails to carry out any of his obligations under these Conditions of Sale, the sale may be cancelled by a Judge summarily on the report of the Sheriff after due notice to the purchaser, and the property may again be put up for sale; and the purchaser shall be responsible for any loss sustained by reason of his default, which loss may, on the application of any aggrieved creditor whose name appears on the Sheriff's distribution account, be recovered from him under judgment of the Judge pronounced summarily on a written report by the Sheriff, after such purchaser shall have received notice in writing that such report will be laid before the Judge for such purpose; and if he is already in possession of the property, the Sheriff may, on 7 days' notice, apply to a Judge for an order ejecting him or any person claiming to hold under him there from.

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

#### 9 ADDRESS FOR LEGAL PROCEEDINGS

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

#### 10 CONFIRMATION OF THE PURCHASER

The Sheriff and Purchaser confirm that the property is sold -

with lease

without lease

for an amount of \_

R

which amount excludes the amounts referred to in clause 4.6 (if applicable), 4.7, 4.8 and 4.9 and accepts all further terms and conditions as set out herein, which acceptance is confirmed by his signature below.

#### 11 JOINT AND SEVERAL LIABILITY

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

#### 12 TRANSFERRING CONVEYANCER

12.1 The execution creditor shall be entitled to appoint the conveyancer to attend to the Transfer of the property. The conveyancer's details are as follows \_

12.1.1 Name Bianca Sutherland

12.1.2 Name of Firm Sutherland Attorneys

12.1.3 Telephone Number 082 404 9123

12.1.4 Email: [bianca@sutherlandattorneys.co.za](mailto:bianca@sutherlandattorneys.co.za)

I, the undersigned, Sheriff of \_\_\_\_\_ hereby certify that today the \_\_\_\_\_ day of \_\_\_\_\_ 2023 and as advertised, the aforementioned property was sold for R\_\_\_\_\_ to \_\_\_\_\_.

#### SHERIFF

I, the undersigned, \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2023 do hereby bind myself as the purchaser of the aforementioned property on the conditions of sale as contained herein.

#### PURCHASER

If married in community of property, married according to Muslim rights, married in terms of customary law in a monogamous marriage, or married in terms of customary law as from 15 November 2000 then both spouses are to sign.

(and where applicable in terms of these conditions of sale as surety and co-principal debtor)

(and where applicable on behalf of the belowmentioned Principal being duly authorised in terms of a power of attorney / mandate which is attached hereto as Annexure B)

FULL NAME OF PRINCIPAL AS PER POWER OF ATTORNEY:

PHYSICAL ADDRESS OF PRINCIPAL:

Dated at

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS, 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Attorney Ref: 387 - 100834.



Case No: 4271/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and CLIVE LENDL DAVIDS, Identity Number 6909265578084 (First Defendant) and SONJA HELEN DAVIDS, Identity Number 7103040127081 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, AT THE SHERIFF'S OFFICE KNOWN AS 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

1. Property: 16 Nuxia Street, Kuils River
2. Domicile: 32 Lillay Street, Bellville
3. Residential: 16 Nuxia Street, Kuils River

In execution of a judgment of the above honourable court dated 25 November 2022, the undermentioned immovable property will be sold in execution on Tuesday, 30 January 2024 at 10:00 at the SHERIFF'S OFFICE OF KUILS RIVER SOUTH

ERF 19904 Kuils River, Situate in the City of Cape Town, Division Stellenbosch, Province of Western Cape;

In Extent: 600 square metres

Held by Deed of Transfer No T14844/2008

ALSO KNOWN AS: 16 Nuxia Street, Kuils River

## CONDITIONS OF SALE:

1. The sale is subject to:
  - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
  - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
  - 1.3 Payment of registration fee of 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:
  - 3x Bedrooms, Lounge, Dining room, Kitchen, 1 + ensuite bathroom, Double garage.
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, 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.
6. A reserve price of R1 430 000.00

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: 9570/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and TYREN ASHLEY GORDON, Identity Number 8003205190081 (First Defendant) and ESMERALDA MALTUNA GORDON, Identity Number 8012310201089 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, AT THE SHERIFF'S OFFICE KNOWN AS UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER**

1. Property: 91A Forty Seventh Street, Eureka, Goodwood
2. Domicile: 91A Forty Seventh Street, Eureka, Goodwood
3. Residential: 91A Forty Seventh Street, Eureka, Goodwood

In execution of a judgment of the above honourable court dated 15 June 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 30 JANUARY 2024 at 11:00 at the SHERIFF'S OFFICE OF GOODWOOD AREA 2

ERF 36421 Goodwood, Situate in the City of Cape Town, Division of Cape, Province of Western Cape;

In Extent: 162 square metres

Held by Deed of Transfer No T37127/2015

ALSO KNOWN AS: 91A Forty Seventh Street, Eureka, Goodwood

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:

Freestanding single storey, block walls, corrugated & harvey tile roof, tile floors, lounge/diningroom, 2x bedrooms, 1x kitchen, 1x bathroom & toilet, vibrecrete fenced boundary, general residential zoning, cobble paving.

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, GOODWOOD AREA 2 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, 2023-11-13.

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: 12978/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and JASON SALO, Identity Number 7808085047081 (Defendant)**

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

**2024-02-01, 10:00, AT THE PREMISES KNOWN AS UNIT 312, DOOR 312, MUTUAL HEIGHTS, 19 PARLIAMENT STREET, CAPE TOWN**

1. Property: Unit 312, Door 312, Mutual Heights, 19 Parliament Street, Cape Town

2. Domicile: 13 Port Jackson Road, Belthorne Estate

3. Residential: Unit 312, Door 312, Mutual Estate, 19 Parliament Street, Cape Town

In execution of a judgment of the above honourable court dated 19 July 2023, the undermentioned immovable property will be sold in execution on Thursday, 1 February 2024 at 10:00 at the Premises.

Section 312, Mutual Heights, Cape Town, and exclusive use area described as Store S3 Mutual Heights, Cape Town, Situate in Cape Town, Province of The Western Cape

Held by Deed of Transfer No ST8800/2015 and Notarial Deed of Cession Number SK2249/2015

ALSO KNOWN AS: Unit 312, Door 312, Mutual Heights, 19 Parliament Street, Cape Town

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:

1X loft apartment, 1x bedroom, 1x bathroom, open plan.

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 WEST 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 R1 000 000.00

Dated at Tyger Valley, 2023-11-24.

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: 1274/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and CEDRIC GAVIN MONDE MAWASHA (ID NO: 660924 5726 080), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 12:00, SHERIFF'S AUCTION ROOM, DANELLYN BUILDING, 12, THEALE STREET, NORTH END, GQEBERHA**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on FRIDAY, 26 JANUARY 2024 at 12H00 at SHERIFF'S AUCTION ROOM, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA:

CERTAIN:

ERF 10 WEDGEWOOD, IN THE NELSON MANDELA METROPOLITAN MUNICIPALITY, DIVISION UITENHAGE, PROVINCE OF THE EASTERN CAPE

IN EXTENT 592 (FIVE HUNDRED AND NINETY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER: T12660/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT FURTHER TO A RESTRICTIVE CONDITION IN FAVOUR OF THE WEDGEWOOD HOME OWNERS ASSOCIATION NPC REGISTRATION NUMBER 2007/035313/08 THAT THE PROPERTY MAY NOT BE TRANSFERRED WITHOUT THE WRITTEN CONSENT BY WEDGEWOOD HOME OWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2007/035313/08.

THE PROPERTY IS ZONED: RESIDENTIAL

ALSO KNOWN AS: 10 WEDGEWOOD ESTATE, 51 THE VILLAGE, OLD CAPE ROAD, ST ALBANS, PORT ELIZABETH.

The Sale shall be by Public Auction to the highest bidder subject to a reserve price of R1,590,000.00;

1. 10% of the price is payable at the time of the Sale with the balance plus interest thereon at the Bondholder's prevailing rate will be payable upon registration of transfer.

2. The full conditions of sale may be perused at THE OFFICE OF SHERIFF PORT ELIZABETH NORTH at SHERIFF'S AUCTION ROOM, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA and will be read out by the Sheriff / Deputy Sheriff prior to the Sale.

3. This Sale is a sale in execution pursuant to a judgement obtained in the above honourable court.

4. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at SHERIFF PORT ELIZABETH NORTH at SHERIFF'S AUCTION ROOM, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA

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

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

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

c) Registration conditions.

d) Registration fee of R15,000.00 in cash / EFT - Refundable.

6. 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/W0043273.

Case No: 7029/22P

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 10:00, SHERIFF'S OFFICE, 10 HUNTER ROAD, LADYSMITH**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 16 AUGUST 2023 the following property will be sold in execution on 25 JANUARY 2024 at 10H00 at the Sheriff's Office, 10 HUNTER ROAD, LADYSMITH :

ERF 9011 LADYSMITH (EXT 48), REGISTRATION DIVISION GS, PROVINCE OF KWAZULU-NATAL, IN EXTENT 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES; HELD BY DEED OF TRANSFER NO : T26065/2012 AND DEED OF TRANSFER NO T17/25077, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 76 MAPLE CRESCENT, ACACIAVILLE, LADYSMITH.

IMPROVEMENTS: BRICK BUILDING CONSISTING OF OPEN PLAN KITCHEN WITH DINING ROOM, 2 BEDROOMS, 1 TOILET; 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, 10 HUNTER ROAD, LADYSMITH.

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 R10 000.00 in cash;  
(d) Registration conditions.

4. The sale will be conducted by the Sheriff R RAJKUMAR and/or his deputy.

5. Conditions of Sales available for viewing at the Sheriff's office, 10 HUNTER ROAD, LADYSMITH.

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

Dated at PIETERMARITZBURG, 2023-12-12.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034-3151241. Attorney Ref: HVDV/MAT15088.

Case No: 3662/2021

Docex: DOCEX 52, GQEBERHA

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Constance Priscilla Duduzile Msibi, Identity Number: 7511250427084, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 10:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth West, 68 Perkin Street, North End, Port Elizabeth.**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R400,000.00, to the highest bidder on 26TH day of January 2024 at 10:00 at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. A Unit consisting of : (a) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 140/1984, IN THE SCHEME KNOWN AS SEMMEDA HEIGHTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NORTH END, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 84 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 ST.15343/2019 Situated at: DOOR NO 4 SEMMEDA HEIGHTS, SYDENHAM STREET, PORT ELIZABETH The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance hall, Lounge, Kitchen, 3 x Bedrooms, Bathroom, Shower, WC.

Dated at Gqeberha, 2023-11-29.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1156. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 2909/2018**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Jason Ricardo Keith Lomborg, Identity number: 9409035052087, Defendant**

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

**2024-01-26, 10:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth West, 68 Perkin Street, North End, Port Elizabeth.**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R150,000.00, to the highest bidder on 26th day of January 2024 at 10:00 at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Erf 12842 BETHELSDORP situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 160 SQUARE METRES and situated at 5 BRANDON STREET, BETHELSDORP, PORT ELIZABETH Held under Deed of Transfer No. T 54828/2016. The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff PE West, 68 Perkin Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms:

Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Lounge, Kitchen, 2 x Bedrooms, Bathroom, WC.

Dated at Gqeberha, 2023-11-03.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1337. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: EL1451/2019

Docex: DOCEX 52, GQEBERHA

IN THE HIGH COURT OF SOUTH AFRICA

(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Sihawu Ncube, Identity Number: 7708315762188, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, without reserve, to the highest bidder on 26th day of January 2024 at 10:00 at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. ERF 47239 EAST LONDON BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION EAST LONDON PROVINCE OF EASTERN CAPE, in extent 299 SQUARE METRES and situated at 7 Uluzi Street, Haven Hills, East London Held under Deed of Transfer No. T2180/2017. The Conditions of Sale will be read prior to the sale and may be inspected at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Plastered / face brick building under tiled / iron roof with tile / concrete floors, lounge, kitchen, 3 x bedrooms, bathroom, WC, garage.

Dated at Gqeberha, 2023-11-27.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/0977. Attorney Acct: Minde Schapiro & Smith Inc.

EL607/2022

Docex: DOCEX 52, GQEBERHACase No:

IN THE HIGH COURT OF SOUTH AFRICA

(EASTERN CAPE DIVISION, EAST LONDON CIRCUIT COURT)

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Manfred Chinamasa - Identity Number: 7209206221186, 1<sup>st</sup> Defendant and Thumeka Chinamasa - Identity Number: 7403250472080, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R1,800,000.00, to the highest bidder on 26th day of January 2024 at 10:00 at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. Erf 6085 (A portion of Erf 914) Beacon Bay Buffalo City Metropolitan Municipality Division of East London Province of the Eastern Cape, in extent 751 Square Metres and situated at 60A Bonza Bay Road, Beacon Bay, East London. Held under Deed of Transfer No. T.3199/2015 The Conditions of Sale will be read prior to the sale and may be inspected at the SHERIFF'S OFFICE, 75 LONGFELLOW STREET, QUIGNEY, EAST LONDON. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Single painted brick building under a tiled roof, tile/laminated flooring, Lounge, Family room, dining room, study, kitchen, scullery, 4 x bedrooms, 3 x bathrooms, 3 x showers, 3 x WC, 2 x garages, Bathroom/WC, covered braai.

Dated at Gqeberha, 2023-11-27.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1217. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: 700/2022

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and Wayne Edward Simpson, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriffs Office Gqeberha West, 68 Perkins Street, North End, Gqeberha**

In pursuance of a judgment of the above honourable court, dated 12 July 2022 and attachment in execution dated 21 June 2023, the following will be sold at Sheriffs Office Gqeberha West, 68 Perkins Street, North End, Gqeberha, by public auction on Friday, 26 January 2024 at 10H00. The sale of the property is subject to a reserve price.

Description: 3365 Bethelsdorp

measuring 264 square metres

Street address: situated at: 15 Bosch Avenue, Bloemendal, Gqeberha

Standard bank account number 365 535 761

Improvements: While nothing is guaranteed it is understood that the property is zoned for residential purposes and that the main building consists of Lounge, Living room, 2 bedrooms, bathroom & kitchen.

The conditions of sale will be read prior to the sale and may be inspected at the Office of the Sheriffs, Gqeberha West or at Plaintiffs Attorneys.

Further details can be obtained from the offices of the Plaintiff's attorneys at St George's House, 104 Park Drive, Gqeberha, telephone 041 5015500

TERMS: 10% deposit and Sheriff's charges at 6% on the first R100 000,00 of the proceeds of the sale and; 3.5% on R100 001,00 to R400 000,00, and; 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 in total plus VAT and a minimum commission of R3 000,00 plus VAT. The balance of the purchase price is to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from date of the sale.

Dated at Gqeberha, 2023-11-21.

Attorneys for Plaintiff(s): Greyvensteins Inc Attorneys, St Georges House, 104 Park Drive, Central, Gqeberha. Telephone: (041) 501-5500. Email: [debbies@greyvensteins.co.za](mailto:debbies@greyvensteins.co.za). Attorney Ref: DEB5371/H Scholtz/ds.

Case No: D9407/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU-NATAL LOCAL DIVISION, DURBAN)**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and URSULA POTGIETER (First Judgment Debtor) and CORNELIUS THOMAS POTGIETER (Second Judgment Debtor)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY, 10:00, at the Sheriff's Office, Acting Sheriff Port Shepstone, No. 17A Mgaazi Avenue, Umtentweni, Port Shepstone**

In pursuance of a judgment granted by this Honourable Court on 30 MARCH 2022, and a Warrant of Execution issued thereafter, together with a further order granted on 11 August 2023, the undermentioned immovable property will be sold in execution with reserve price of R1 000 000.00 by the Acting Sheriff of the High Court PORT SHEPSTONE at the SHERIFF'S OFFICE, ACTING SHERIFF PORT SHEPSTONE, NO 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE on MONDAY, 29 JANUARY 2024 at 10H00, to the highest bidder. Rules of the Auction and the full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, ACTING SHERIFF PORT SHEPSTONE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE, 24 hours prior to the sale in execution. The auction will be conducted by the Acting Sheriff of Port Shepstone, sheriff MAB MAHLANGU, or his deputy. The Acting 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.

REMAINDER OF ERF 1127 RAMSGATE, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2106 (TWO THOUSAND ONE HUNDRED AND SIX) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T23553/2016. SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 1127 Wedge Road, Ramsgate, Kwazulu-Natal.

IMPROVEMENTS (not guaranteed): Main Building: Plastered Walls, Tiled Roof, 3 Lounges, 2 Dining Rooms, Kitchen, Scullery, Laundry, Family Room, 2 Studies, 6 Bedrooms, 3 Bathrooms with 2 Garages.

TAKE FURTHER NOTICE: (1) This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. (2) The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. (3) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. (4) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

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

(5.1) directive of the Consumer Protection Act 68 of 2008.

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

(5.2) FICA-legislation: Requirement of proof of ID and residential address and other.

(5.3) All bidders are required to pay 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, 2023-11-27.

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/M27613.

**Case No: 42419/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and BRIAN ALFRED STANLEY SOLOMONS (Judgment Debtor)**

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

**2024-01-26, 10:00, at THE SHERIFF'S OFFICE, TEMBA AUTO SPARES BUILDING, STAND 4348 TOWN CENTRE, THEMBA**

In pursuance of a judgment granted by this Honourable Court on 21 FEBRUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R166,704.03 by the Sheriff of the High Court MORETELE at THE SHERIFF'S OFFICE, TEMBA AUTO SPARES BUILDING, STAND 4348 TOWN CENTRE, THEMBA on FRIDAY 26 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, TEMBA AUTO SPARES BUILDING, STAND 4338 TOWN CENTRE, TEMBA, 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. ERF 2914 KUDUBE UNIT 2 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, IN EXTENT 1001 (ONE THOUSAND AND ONE) SQUARE METRES. HELD BY DEED OF TRANSFER NO. TG155/1972 BP. SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS STAND 2914 KUDUBE UNIT 2, CITY OF TSHWANE, GAUTENG.

IMPROVEMENTS (not guaranteed): A dwelling consisting of a kitchen, lounge, 3 bedrooms and 2 bathrooms.

TAKE FURTHER NOTICE:

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

(2) All bidders are required to pay a registration fee (which is conditionally refundable after conclusion of the sale) prior to the commencement of the auction in order to obtain a buyer's card.

(3) The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

(5) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of 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/M26206.

**Case No: 11745/2022**

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

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

**In the matter between Standard Bank of South Africa Limited, Plaintiff and Jonathan Esau, First Defendant and Samantha Carol Esau, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 09:00, At the Sheriff's office, 145 Mitchell Avenue, Woodridge, Woodlands**

In pursuance of a judgment granted on the 13 June 2023 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 29 January 2024 at 09:00, by the Sheriff of the Court Mitchells Plain North at the Sheriff's office, 145 Mitchell Avenue, Woodridge, Woodlands to the highest bidder subject to a reserve of R590 000.00 (five hundred and ninety thousand rand)

Description: Erf 287 Mitchells Plain, in the City of Cape Town, Cape Division, Province of the Western Cape

In extent: 406 (four hundred and six) square metres

Held by: Deed of Transfer no. T94385/2003

Address: Known as 13 Eros Way, Woodlands

Zoned: Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 8.250% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Brick walls, roof tiled, fully vibracrete fencing, garage, garden under development, three (3) bedrooms, built-in cupboards cement floors, open plan kitchen, lounge, toilet, bathroom, dining room

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

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

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Mitchells Plain North 021 371 0079.

Dated at Claremont, 2023-12-12.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanelyveld@dkvg.co.za](mailto:dvanelyveld@dkvg.co.za). Telephone: (021) 683-3553. Fax: (021) 671-3829. Attorney Ref: DEB12280/dvl.

Case No: 26068/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and LEOGANG WINNIE TEBELE (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 09:30, at the Sheriff's Office, 182 Leeuwoort Street, Boksburg, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 1 March 2022, and a Warrant of Execution issued thereafter, together with a further order granted on 16 August 2023, the undermentioned immovable property will be sold in execution with reserve price of R 200 000.00 by the Sheriff of the High Court BOKSBURG at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG, GAUTENG on FRIDAY, 26 JANUARY 2024 at 09H30, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BOKSBURG, 182 LEEUWPOORT STREET, BOKSBURG, 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.

PORTION 224 OF ERF 20925 VOSLOORUS EXTENSION 28 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 193 (ONE HUNDRED AND NINETY THREE) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T47726/2015, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS 224 Sengwa Street, Vosloorus, Boksburg, Gauteng.

IMPROVEMENTS (not guaranteed): Main Building: Excellent Condition. Freestanding House. Brick Walls. 3 Bedrooms, Kitchen, Dining Room, Toilet and Garage.

TAKE FURTHER NOTICE:

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

(2) All bidders are required to pay R 15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(3) The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

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

Dated at CAPE TOWN, 2023-11-20.

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/M25038.

Case No: 29633/2022

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 MANDISA LISA MAZURU (IDENTITY NUMBER: 800218 0048 082), FIRST DEFENDANT & ARCHIBALD MAZURU (IDENTITY NUMBER: 821117 6081 185), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-02, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R948 400.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 2ND of FEBRUARY 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 ROODEPOORT during office hours.

CERTAIN: ERF 484 DISCOVERY TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 929 (NINE HUNDRED AND TWENTY NINE) SQUARE METRES  
HELD BY DEED OF TRANSFER NO T24440/2020  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 36 WALKER AVENUE, DISCOVERY.

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

4 BEDROOMS, 1.5 BATHROOMS, TV/LIVING ROOM, DINING ROOM, LOUNGE, STUDY, KITCHEN, 2 GARAGES, GRANNY FLAT, BRICK FENCING, PLASTER WALLS, GALVANISED IRON ROOF, TILED FLOORS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF ROODEPOORT.

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

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

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

(c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-11-24.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT75200.

**Case No: 19862/2021**

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 JOSE ALFREDO MENDES (IDENTITY NUMBER: 721006 5032 086), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-02, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a Court reserve price, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, cnr TREVOR STREET, GILLVIEW on FRIDAY the 2ND of FEBRUARY 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 SOUTH during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS306/1997, IN THE SCHEME KNOWN AS ROCK FACE CORNER IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT REGENTS PARK ESTATE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 73 (SEVENTY 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 ST48866/2006

ALSO KNOWN AS: UNIT 5 ROCK FACE CORNER, 34 EDWARD STREET, REGENTS PARK ESTATE.

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

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

WALLS: FACEBRICK/PLASTER

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF OF THE HIGH COURT, JOHANNESBURG SOUTH 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH.

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

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

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

(c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) by EFT and must reflect in the Sheriff's account prior to the sale;

(d) Advertising costs at current publication rates and sale costs according to Court rules, apply;

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

(f) The office of the Sheriff for Johannesburg South will conduct the sale with auctioneers JA Thomas and/or P Ora and/or A Jegels.

Dated at PRETORIA, 2023-11-24.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/MV/MAT66906.

**Case No: 49845/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and DAVID GRAHAM GERMANICUS EASTMAN (IDENTITY NUMBER: 790510 5195 088), FIRST DEFENDANT & DIANNE EASTMAN (IDENTITY NUMBER: 770910 0099 083), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-02, 14:00, 127B KRITZINGER AVENUE, BRAKPAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R507 268.44, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 127B KRITZINGER AVENUE, BRAKPAN on FRIDAY the 2ND of FEBRUARY 2024 at 14:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BRAKPAN during office hours.

CERTAIN: ERF 177 BRENTHURST TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 910 (NINE HUNDRED AND TEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000017864/2014

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

ALSO KNOWN AS: 34 OLGA STREET, BRENTHURST, BRAKPAN.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET

OUTBUILDING: 1 GARAGE

STAFF ROOM: 1 BEDROOM, 1 TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BRAKPAN, 127B KRITZINGER AVENUE, BRAKPAN, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF BRAKPAN.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-11-24.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT75861.

**Case No: 12107/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and LEHLOHONOLO RÁPESI (IDENTITY NUMBER: 801003 5534 081), FIRST DEFENDANT & NTOMBI YVONNE RASEROKA (IDENTITY NUMBER: 831112 0684 082), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-02, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R674 176.49, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 2ND day of FEBRUARY 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 ROODEPOORT during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NUMBER 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS209/2003, IN THE SCHEME KNOWN AS POLARIS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILGEHEUWEL EXTENSION 29 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 76 (SEVENTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST000025637/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST000025637/2011 AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY BIZ AFRIKA 1939 HOME OWNERS ASSOCIATION, REGISTRATION NUMBER 2003/010588/08 (ASSOCIATION INCORPORATED IN TERMS OF SECTION 21)

ALSO KNOWN AS: 6 POLARIS COMPLEX, WESTERN LANE STREET, WILGEHEUWEL EXTENSION 29.

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

1 BEDROOM, 1 BATHROOM, TV/LIVING ROOM, LOUNGE, KITCHEN, 1 GARAGE, BRICK FENCING, FACEBRICK OUTER WALL, TILE ROOF, TILE FLOORS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF ROODEPOORT.

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

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

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

(c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;

(d) Registration conditions;

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

Dated at PRETORIA, 2023-11-24.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/BV/MAT73867.

**Case No: 2884/2023**  
**Docex: (021)683-3553**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Philip Rudolph de Beer, First Defendant and Helena Catharina de Beer, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-24, 11:00, At the Sheriff's office, 120 Main Road, Strand**

In pursuance of a judgment granted on the 24 July 2023 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 24 January 2024 at 11:00, by the Sheriff of the Court Strand at the Sheriff's office, 120 Main Road, Strand to the highest bidder subject to a reserve of R1 600 000.00 (one million six hundred thousand rand)

Description: Erf 2588 Gordons Bay, in the City of Cape Town, Stellenbosch Division, Province of the Western Cape

In extent: 496 (four hundred and ninety six) square metres

Held by: Deed of Transfer no. T50450/1995

Address: Known as 33 Faure Marine Drive, Gordons Bay

Zoned: Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 11.4% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Three (3) bedrooms, two (2) bathrooms, lounge, kitchen, dining area

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

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

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Strand 021 853 7436. .

Dated at Claremont, 2023-12-12.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021) 683-3553. Fax: (021) 671-3829. Attorney Ref: DEB12394/dvl.

**Case No: 2022/045234**

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

**In the matter between: Nedbank Limited, Execution Creditor and Tsundukani Everest Shibambu (Id No. 8204075803080), 1st Judgment Debtor and Thembaneni Benjamin Shibambu (Id No. 7404135608088), 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

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

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale with a reserve price of R258000.00 will be held by the Sheriff Johannesburg West at 139 Beyers Naude Drive, Roosevelt Park, Johannesburg on the 23rd day of January 2024 at 10h00 of the undermentioned property of the Judgment Debtors on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 118 as shown and more fully described on Sectional Plan No. SS251/96 in the scheme known as Leopard Rock in respect of the land and building or buildings situate at Ridgeway Extension 3 Township: The City of Johannesburg of which section the floor area, according to the said sectional plan, is 57 (fifty seven) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer No. ST8135/2009. Situate at: 118 Leopard Rock, Hendrina Street, Ridgeway Ext. 3, Johannesburg. Improvements (none of which are guaranteed) consisting of the following: Main building: 3 Bedrooms, Bathroom, Kitchen, Dining room. Outbuildings: None. Constructed: Brick under tiles. Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, pursuant to a judgment obtained in the above Court against the Judgment Debtor by the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg, 24 hours prior to the auction. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their identity document together with their proof of residence for FICA compliance. C) All bidders are required to pay R30000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. D) Registration for auctions is open the day before the auction from 09h30 to 13h00 and closes at 09h30 on the day of the auction (no exceptions). The Sheriff, Mr INDRAN ADIMOOLUM, will conduct the auction. KINDLY NOTE, AS PER CONDITIONS OF SALE: (a) The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or bank guaranteed cheque on the day of the sale, (b) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his/her attorney, and shall be furnished to the Sheriff within (21) days after the sale.

Dated at Johannesburg, 2023-10-31.

Attorneys for Plaintiff(s): Rossouws Leslie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011) 7269000. Fax: (011) 7263855. Attorney Ref: M0026465/N Roets/rb.

Case No: 2021/17627

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Adegbite, Henry Adeyinka (Born on 10 May 1979), Judgment Debtor**

## NNOTICE OF SALE IN EXECUTION

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

In execution of a judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg in the abovementioned suit, a sale without a reserve price, the price subject to the Execution Creditor's approval, will be held by the Sheriff Johannesburg West at 139 Beyers Naude Drive, Roosevelt Park, Johannesburg on the 23rd day of January 2024 at 10h00 of the undermentioned property of the Judgment Debtor on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to the sale, at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg (short description of the property, situation and street number). Certain: A unit consisting of - Section No. 31 as shown and more fully described on Sectional Plan No. SS111/1994 in the scheme known as Impala in respect of the land and building or buildings situate at Crown Gardens Township: Local Authority: City of Johannesburg of which section the floor area, according to the said sectional plan, is 58 (fifty eight) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan (Held by Deed of Transfer No. ST35619/2009). Situated at: 209 Impala Court, Avelon Road, Crown Gardens, Johannesburg. Improvements (none of which are guaranteed) consisting of the following: Main building: 2 Bedrooms, Bathroom, Kitchen, Living room. Outbuildings: None. Constructed: Brick under iron roof. Terms: 10% (ten percent) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale. Auctioneers charges, payable on the day of sale, to be calculated as follows: 6% (six percent) on the first R100000.00; 3.5% on R100001.00 to R400000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40000.00, plus VAT if applicable and a minimum of R3000.00, plus VAT if applicable. TAKE NOTICE FURTHER THAT - 1) The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, pursuant to a judgment obtained in the above Court against the Judgment Debtor by the Execution Creditor. 2) The rules of this auction and conditions of sale may be inspected at the Sheriff's office, Sheriff Johannesburg West, 139 Beyers Naude Drive, Roosevelt Park, Johannesburg, 24 hours prior to the auction. 3) Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their identity document together with their proof of residence for FICA compliance. C) All bidders are required to pay R30000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. D) Registration for auctions is open the day before the auction from 09h30 to 13h00 and closes at 09h30 on the day of the auction (no exceptions). The Sheriff, Mr INDHRAN ADIMOOLUM, will conduct the auction. KINDLY NOTE, AS PER CONDITIONS OF SALE: (a) The Purchaser shall pay to the Sheriff a deposit of ten per cent (10%) of the purchase price in cash or bank guaranteed cheque on the day of the sale, (b) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his/her attorney, and shall be furnished to the Sheriff within (21) days after the sale.

Dated at Johannesburg, 2023-11-02.

Attorneys for Plaintiff(s): Rossouws Lesie Inc., 8 Sherborne Road, Parktown, Johannesburg. Telephone: (011) 7269000. Fax: (011) 7263855. Attorney Ref: M0023860/JJR/N Roets/rb.

Case No: 3180/2022

## IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: BODY CORPORATE OF CORTINA D'AMPEZZO SECTIONAL TITLE SCHEME NO. 47/1981, Plaintiff and EMMA MAGDELINE MOYO, 1<sup>st</sup> Defendant and WILFRED MOYO, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-29, 10:00, Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg**

## CERTAIN PROPERTY

1. Flat No 106 (Unit number 6) as shown and more fully described on Sectional Plan No. SS47/1981 in the Cortina D'Ampezzo Sectional Title Scheme (scheme number SS47/1981) in respect of which the floor area, according to the said Sectional Plan is 160 square metres in extent; and



2. An undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan, held by deed of transfer number ST8111/2006

PHYSICAL ADDRESS: Flat 106 Cortina D'Ampezzo, 20 Honey Street, Berea, Johannesburg

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1X LOUNGE

1X BATHROOM

1X KITCHEN

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF - TILES

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

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

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Johannesburg Central will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Johannesburg Central during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-11-17.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards, Johannesburg.  
Telephone: 078 584 1745. Attorney Ref: MR J APFEL.

Case No: 3180/2022

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

**In the matter between: BODY CORPORATE OF CORTINA D'AMPEZZO SECTIONAL TITLE SCHEME NO. 47/1981, Plaintiff and EMMA MAGDELINE MOYO, 1<sup>st</sup> Defendant and WILFRED MOYO, 2<sup>nd</sup> Defendant**

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

**2024-01-29, 10:00, Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg**

**CERTAIN PROPERTY**

1. Flat No 402 (Unit number 20) as shown and more fully described on Sectional Plan No. SS47/1981 in the Cortina D'Ampezzo Sectional Title Scheme (scheme number SS47/1981) in respect of which the floor area, according to the said Sectional Plan is 94 square metres in extent; and

2. An undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan, held by deed of transfer number ST40438/2012

PHYSICAL ADDRESS: Flat 402 (Unit 20) 20 Honey Street, Berea, Johannesburg

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1X LOUNGE

1X BATHROOM

1X KITCHEN

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF -TILES

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

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

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Johannesburg Central will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Johannesburg Central during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-11-17.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards, Johannesburg.  
Telephone: 078 584 1745. Attorney Ref: MR J APFEL.

Case No: 2807/2021

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF JOHANNESBURG CENTRAL)

In the matter between: **BODY CORPORATE OF MAIN STREET LIFE SECTIONAL TITLE SCHEME  
NO11/2011, Plaintiff and TINASHE GIFT KHOZA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-29, 10:00, Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg**

**CERTAIN PROPERTY**

1. Flat No 633 (Unit number 633) as shown and more fully described on Sectional Plan No. SS11/2011 in the Main Street Life Sectional Title Scheme (scheme number SS11/2011) in respect of which the floor area, according to the said Sectional Plan is 33 square metres in extent; and

2. An undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan, held by deed of transfer number ST30509/2014

PHYSICAL ADDRESS: Flat 633 Main Street Life, 286 Fox Street, Johannesburg

THE PROPERTY IS ZONED:

RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

1X LOUNGE

1X BATHROOM

1X KITCHEN

1X CAR PORT

1X BEDROOM

WINDOWS - WOOD

ROOF -TILES

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission or R22 850 and a minimum of R3000.00; and

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

3. BE PLEASED TO TAKE NOTICE THAT Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Johannesburg

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, Johannesburg Central will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R30 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the offices of the Sheriff, Johannesburg Central during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-11-17.

Attorneys for Plaintiff(s): JOSHUA APFEL ATTORNEYS, 7a The Avenue, Orchards, Johannesburg.  
Telephone: 078 584 1745. Attorney Ref: MR J APFEL.

Case No: D1319/2023

Docex: 5

IN THE HIGH COURT OF SOUTH AFRICA  
(IN THE HIGH COURT OF SOUTH AFRICA KWAZULU-NATAL LOCAL DIVISION, DURBAN)  
**In the matter between: THE STANDARD BANK OF S.A. LIMITED, Plaintiff and POLIVIER GUILLAUME  
NTANGO, Defendant**  
AUCTION

**2024-01-25, 12:00, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

By way of physical attendance at the sheriff's office, Acting Sheriff Durban South, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and / or online by registering on the sheriff Durban North / Acting Sheriff Durban South, profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

This is a sale in execution pursuant of a judgment granted in the High Court of South Africa, Kwazulu - Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban at 12.00 on Thursday, 25th January 2024.

DESCRIPTION: ERF 1231 MOBENI, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 675 (SIX HUNDRED AND SEVENTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T35583/2014

PHYSICAL ADDRESS: 27 Bertram Place, Woodlands, Yellowwood Park

ZONING: SPECIAL RESIDENTIAL

The property consists of the following, a freestanding house, brick under tile roof consisting of: -

MAIN HOUSE: 2 Bedrooms; Kitchen; Lounge & Dining Room (open plan); 1 Bathroom; 1 Toilet, Storeroom

OUTBUILDING: 1 Bedroom; 1 Toilet; 1 Shower

Nothing in this regard is guaranteed.

1. The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder.

2. The purchaser shall pay a deposit of 10% (TEN PER CENT) of the purchase price and the auctioneer's commission in cash immediately or bank guaranteed cheque after the sale and the balance against transfer to be secured by a Bank or Building Society Guaran to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys.

3. Transfer shall be effected by the attorneys for the Plaintiff and the purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys.

4. The full conditions of sale may be inspected at the Office of the Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road, Durban.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Acting Sheriff Durban South.

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

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

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

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

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

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

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

Dated at UMHLANGA ROCKS, 2023-11-07.

Attorneys for Plaintiff(s): Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Rodge Office Estate, La Lucia. Telephone: 031-5705316. Attorney Ref: L3382/22.

Case No: 459/2022

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor and EDWIGE ROGER STEMBERG, First Judgment Debtor and CHARMAINE BEVERLY STEMBERG, Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, Sheriff's office, 77 Komani Street, Queenstown**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 16 August 2023 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R780 000.00 on WEDNESDAY, the 31st day of JANUARY 2024 at 10h00 by the Sheriff of the Court at the Sheriff's Office, 77 Komani, Queenstown.

Property Description: ERF 2862 QUEENSTOWN, SITUATE IN THE ENOCH MJIGIMA LOCAL MUNICIPALITY, DIVISION OF QUEENSTOWN, PROVINCE OF THE EASTERN CAPE

IN EXTENT 397 (THREE HUNDRED AND NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T104542/2002

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 19 Western Road, Queenstown

DESCRIPTION: 1 X LOUNGE, 1 X DININGROOM, 1 X KITCHEN, 3 X BEDROOMS, 2 x BATHROOMS, 1 X GARAGE

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, 2023-12-06.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, C/o DeJager & Lordan Inc., 2 Allen Street, Makhandia. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.S204. Attorney Acct: DRAKE FLEMMER & ORSMOND INC..

Case No: 22293/2020

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MANDLA PETRUS KHOZA, ID: 761025 5324 08 8, 1st Defendant and NOMSA KHOZA, ID: 830809 0602 08 6, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 LEEUPOORT STREET, BOKSBURG**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 01 June 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BOKSBURG, on the 26 January 2024 at 09:30 at the Sheriff's office, 182 LEEUPOORT STREET, BOKSBURG, subject to a reserve price of R739,540.00: CERTAIN: PORTION 1 OF ERF 495 LILANTON EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 813 (EIGHT HUNDRED AND THIRTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER T34969/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as 33 BIRD ROAD, CORNER GAIL ROAD, LILANTON, BOKSBURG, the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 1 X LOUNGE 1 X DININGROOM 3 X BEDROOMS 1 X STUDY 1 X KITCHEN 2 X BATHROOMS 1 X SHOWER 2 X TOILETS 2 X GARAGES POOL. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of BOKSBURG at 182 LEEUPOORT STREET, BOKSBURG. The Sheriff BOKSBURG, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R10 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff BOKSBURG during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-10-10.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12841.

Case No: 7990/2021

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and QUEEN PENELOPE MBATHA, Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-22, 09:00, 82 Trevenen Road, Lotusville, Verulam**

The following property will be sold in execution to the highest bidder on MONDAY, 22 JANUARY 2024, at 9H00 (registration closes at 8:50) at 82 Trevenen Road, Lotusville, Verulam, namely

ERF 601 BRIARDALE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 306 (THREE HUNDRED AND SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO. T7553/2003 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property") "MAGISTERIAL DISTRICT OF INANDA" "PHYSICAL ADDRESS: 31 CLEGDAL GARDENS, NEWLANDS WEST, KWAZULU NATAL ZONING RESIDENTIAL IMPROVEMENTS: Double Storey, Semi Detached, Under Concrete Slabbing, 2 Bedroom Tiled with Ensuite and only One Bedroom has Built in Cupboards. Family Lounge Tiled, Kitchen Tiled with Built in Cupboards, Hob, 1 Toilet & Bathroom combined Tiled with Wash Basin, Tub and Shower Cubicle, Sliding Doors, Balcony, Wooden Staircase, Entertainment & Bar Area, Single Garage, Iron Electronic Gate, Driveway Paved, Block Fencing with Barbed Wire, Burglar Guards Although nothing in this regard is guaranteed.

TAKE NOTICE THAT: 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court. 2. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for Inanda District Two at 82 Trevenen Road, Lotusville, Verulam. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA - legislation in respect of proof of RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months) (c) Payment of a

Registration Fee of R10 000,00 in cash only.(d) Registration closes strictly 10 minutes prior to auction(08:50am) 4. The 10% deposit plus the auction commission is payable in cash or way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's Standard Bank trust account and immediately provide proof thereof to the satisfaction of the sheriff. 5.Only Registered. Bidders will be allowed into the Auction Room. 6. STRICK COVID-19 GOVERNMENT REGULATION APPLY. WE HAVE THE RIGHT TO DISALLOW PERSONS THAT DO NOT ADHERE TO REGULATIONS. 7. The office of the Sheriff Inanda District Two will conduct the sale with auctioneers R R Singh ( Sheriff) an and or Hashim Saib ( Deputy Sheriff) 8.Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban, 2023-12-07.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315632375. Attorney Ref: gda/ep/mbatha.

**Case No: 15912/14**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 12:00, Acting Sheriff Durban South, 350/352 Stamfordhill Road, (Mathews Meyiwa) Morningside, Durban**

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 11TH April 2023 in terms of which the following property will be sold in execution on Thursday , 25TH January 2024 at 12:00 by way of physical attendance at the at the Sheriff's Office, Acting Sheriff Durban South, 350/352 Stamfordhill Road, ( Mathews Meyiwa) Morningside, Durban and or/ online by registering on Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa);(in accordance with the Consumer Act 68 of 2008 as Amended), to the highest bidder.

ERF 32 BLUFF REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2624 (TWO THOUSAND SIX HUNDRED AND TWENTY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T53417/2008 ("the Property") PHYSICAL ADDRESS: 7 LUCAS CRESCENT, BLUFF, KWAZULU NATAL ZONING: Residential

IMPROVEMENTS: The following information is furnished but not guaranteed:

A single storey, Freestanding Brick walls, property burnt, no roof. Outbuilding: Doors and Windows bricked up. Boundary : Fenced/ Concrete, Garage.

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's to the Sheriff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this Auction is available 24 hours before auction at the office ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSIDE, DURBAN. The office of the SHERIFF for the ACTING SHERIFF DURBAN SOUTH will conduct the sale with Sheriff, Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules that apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia. The bidding process will be done physically at the Sheriff's Office and/or online by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa).

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

b) FICA - legislation i.r.o proof of identity and address particulars. c)All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

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

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

e) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, ACTING SHERIFF DURBAN SOUTH, 350/352 STAMFORDHILL ROAD (MATHEW MEYIWA), MORNINGSIDE, DURBAN.

Dated at DURBAN, 2023-12-08.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358.  
Fax: 0315637235. Attorney Ref: gda/ep/MATHEE.

Case No: D1042/2023

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and JOYCE MCHUNU, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 31st day of JANUARY 2024 at 10h00 at the SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN, consists of:

Property Description: PORTION 2 OF ERF 6559 PINETOWN REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 052 (ONE THOUSAND AND FIFTY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T0000/32358/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 36 ILEX ROAD, NAGINA, PINETOWN, KWAZULU-NATAL, 3610 (IN THE MAGISTERIAL DISTRICT OF DURBAN)

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 1 x lounge; 1 x family room; 1 x dining room; 1 x kitchen; 3 x bedrooms; 2 x bathrooms; 3 x WC; 2 x out garages.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of THE SHERIFF FOR PINETOWN, 18, SUZUKA ROAD, WESTMEAD, PINETOWN.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of THE SHERIFF FOR PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation i.r.o proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 in cash;
  - (d) Registration conditions

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

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

Dated at La Lucia, 2023-03-03.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT23872.



Case No: D5700/2022

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: ITHALA SOC LIMITED (Registration Number: 2001/007427/06) - EXECUTION CREDITOR and JABULANI THABANI JIYANE (Identity Number: 860226 5685 08 6) - FIRST EXECUTION DEBTOR, NOTHANDO JIYANE (Identity Number: 890212 1006 08 3) - SECOND EXECUTION DEBTOR and UMHLATHUZE MUNICIPALITY - THIRD EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-01-16, 10:00, MAGISTRATES COURT FOR THE DISTRICT OF MTUNZINI, 10 HENLY HUTCHINSON STREET, MTUNZINI**

IN PURSUANCE of an Order in the above Honourable Court on 30th May 2023 and the Warrant of Execution dated 07th July 2023, the immovable property listed hereunder will be sold in execution by Public Auction on 16th JANUARY 2024 at 10h00am at the MAGISTRATES COURT FOR THE DISTRICT OF MTUNZINI, 10 HENLY HUTCHINSON STREET, MTUNZINI.

The sale is for CASH OR BY WAY OF ELECTRONIC TRANSFER ONLY and the property is sold VOETSTOOTS.

PROPERTY: ERF 187 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: T37844/19

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: J187 UMGAKLA STREET, ESIKHAWINI, RICHARDS BAY ZONING: RESIDENTIAL

IMPROVEMENTS: 3 BEDROOM, 2 TOILETS. DOUBLE GARAGE, KITCHEN, LOUNGE, 2 ROOM OUTSIDE BUILDING, STEEL GATE AND FENCE WITH SLABS

TAKE FURTHER NOTE that: - 1. This sale is a sale in execution pursuant to a judgment obtained in the above Court; 2. The Rules of this auction are available 24 hours prior to the auction at the office of the Sheriff Melmoth, situated at Unit 6 Downing Place, 63 Piet Retief Street, Melmoth; 3. The sale is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the Execution Debtor for money owing to the Execution Creditor; 4. Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=99961>); 5. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance; 6. The sale will be conducted by the Sheriff, Mr. S Chetty, or his Deputy; 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 to the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque on the date of 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 days after the sale; 10. The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 7; 11. Should the purchaser receive possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month from date of possession to date of transfer; 12. Advertising cost at current publication rates and sale cost according to court rules, apply.

Dated at DURBAN, 2023-12-07.

Attorneys for Plaintiff(s): PILLAY COHEN ATTORNEYS INCORPORATED, 78 PROBLEM MKHIZE ROAD, MORNINGSIDES, DURBAN. Telephone: 031 207 6877. Attorney Ref: L Pillay/tm/ITH047/22.

Case No: 1396/2018

Docex: Docex 1 Tygerberg

IN THE HIGH COURT OF SOUTH AFRICA

(Northern Cape Division, Kimberley)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Applicant and Jacobus Petrus van Wyk - 1st Respondent and Michelle van Wyk - 2nd Respondent**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 30th day of January 2024 at 10:00 at 2 BARRISTER STREET, KIMBERLEY

NORTH KIMBERLEY by the Sheriff of the High Court, to the highest bidder: ERF 23168 KIMBERLEY, situate IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, PROVINCE NORTHERN CAPE, in extent: 1005 SQUARE METRES, held by virtue of Deed of Transfer no. T3538/2005, Street address: 20 DU CANE CRESCENT, CASSANDRA, KIMBERLEY

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: Entrance Hall, Lounge, Dining room, Kitchen, Scullery, 3 x Bedrooms, Bathroom, W/C, Servant's room & Laundry, Bathroom & W/C & entertainment area

Reserved price: The property will be sold subject to a reserve price of R800,000.00.

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 KIMBERLEY SHERIFF.

Dated at BELLVILLE, 2023-11-16.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/3902. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

**Case No: 9355/2017**

**Docex: 91**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Nkululeko Comfort Kunene, Judgment Debtor**

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

**2024-02-01, 10:00, 4 Arbuckle Road, Windermere, Morningside, Durban**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted against the Judgment Debtor for money owing to the Execution Creditor on 26 October 2017 and an order declaring the property specially executable on the 24 November 2022. The immovable property listed hereunder will be sold in execution on 1 February 2024 at 10h00 by the Sheriff Durban Coastal at 4 Arbuckle Road, Windermere, Morningside, Durban to the highest bidder: **PROPERTY DESCRIPTION:** A unit consisting of: a) Section Number 115 as shown and more fully described on Sectional Plan SS33/2008 in the scheme known as BAKER STREET, in respect of the land and building or buildings situate at Durban, Ethekeini Municipality, of which section the floor area, according to the said sectional plan is 69 (Sixty Nine) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the Sectional Plan, held under Deed of Transfer ST35174/2016 **PHYSICAL ADDRESS:** 115 Baker Street, 6 J N Street, Durban. KwaZulu-Natal (Magisterial District - Durban) **IMPROVEMENTS:** The following information is furnished, but not guaranteed, a Flat, consisting of: 2 x bedrooms, lounge, kitchen, 1 x toilet, floors tiled (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). **ZONING:** Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4. Should the purchaser take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 4 Arbuckle Road, Windermere, Morningside, Durban, 24 hours prior to the auction. 6. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S Ndlovu and/or SD Naicker. 7. Advertising costs at current publication rates and sale costs according to the court rules apply. 8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfile>Action?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars c) All bidders are

required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; d) Registration conditions.

Dated at UMHLANGA ROCKS, 2023-12-05.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.850.

**Case No: 13973/22P**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT and LUSIZO SIZWE SITHOLE, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-01-30, 10H00, AT THE MAGISTRATES COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 30TH day of JANUARY 2024 at 10:00 AT THE MAGISTRATE'S COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder for R375 000.00.

DESCRIPTION: ERF 3900 ESIKHAWINI-H, REGISTRATION DIVISION G.U PROVINCE OF KWAZULU NATAL. IN EXTENT 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T8458/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHT TO MINERALS. PHYSICAL ADDRESS: 3900 STAND, ESIKHAWINI H. THE PROPERTY IS ZONED: Special residential (nothing guaranteed) (MAGISTERIAL DISTRICT: KING CETSHWAYO MAGISTERIAL DISTRICT) IMPROVEMENTS: Single storey concrete block walls with clay tile roof and Aluminium windows dwelling consists of: MAIN BUILDING: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOMS. OUTBUILDING: FREE STANDING OUTBUILDING WITH 2 STAFF QUARTERS AND 1 STAFF BATHROOM. ADDITIONAL: CARPORT, BOUNDARY WALL: FULLY FENCED. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected AT THE SHERIFF OFFICE'S, UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted against the Defendants for money owing to the Plaintiff. 2. The Rules of the Auction and Conditions of Sale may be inspected AT THE SHERIFF OFFICE'S, UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for Mtunzini with auctioneers Mr S Chetty, Or His Deputy. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by EFT on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon payment of the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected AT THE SHERIFF OFFICE'S, UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH

Dated at UMHLANGA ROCKS, 2023-12-01.

Attorneys for Plaintiff(s): JOHNSTON ADN PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT6370.

**Case No: 37/2023**  
**Docex: 0415063740**

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)

**In the matter between: NEDBANK LIMITED, Plaintiff and AMANDA BENEDICTA MOOI, Defendant**  
**AUCTION**

**2024-02-02, 10:30, 21 Saffrey Street Humansdorp**

In pursuance of a monetary judgment of the above Honourable Court granted on 23 May 2023, an executability order granted by the above Honourable Court on 26 September 2023 and an attachment in execution the following property will be sold in execution by the Sheriff of the High Court Humansdorp at 21 Saffrey Street, Humansdorp by public auction on Friday 2 January 2024 at 10:30 am:

ERF 1011 Hankey in the Kouga Local Municipality, Province of the Eastern Cape, In Extent: 587 (Five Hundred and Eighty Seven) Square Metres and held under Deed of Transfer T3742/2021

Which property is also known as 43 Thompson Street, Hankey (Phillipsville)

The property is a residential dwelling zoned for residential purposes consisting of three bedrooms, two bathrooms, two car ports, kitchen, three living rooms and three garages.

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, 21 Saffrey Street, Humansdorp. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

**Terms:**

The purchaser shall immediately on demand by the Sheriff pay the Sheriff's commission as follows:

\*6% on the first R100,000.00 of the proceeds of the sale

\*3.5% on R100,001.00 to R400,000.00; and

\*1,5% on the balance of the proceeds of the sale

subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT.

The purchaser shall also 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 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 sale in execution will be conducted by the Sheriff of the High Court, Humansdorp or his deputy at 21 Saffrey Street, Humansdorp. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

The sale in execution will be conducted in accordance with the Consumer Protection Act 68 of 2008, as amended and pursuant to a judgment obtained in the above Honourable Court.

Registration as a buyer, subject to certain conditions, is required, inter alia:

\*Directions of the Consumer Protection Act 68 of 2008 and Rules of Auction (obtainable at URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);

\*Payment of a registration fee of R15 000.00 (refundable) prior to the commencement of the sale in order to participate in the auction;

\*Registration conditions.

Dated at GQEBERHA, 2023-11-28.

Attorneys for Plaintiff(s): BLC ATTORNEYS, 4 Cape Road Central Gqeberha. Telephone: 0415063740. Fax: 0415821429. Attorney Ref: M Charsley/Elmareth/I36797.

**Case No: D7958/2022**

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and HARRIS SITHSEMBILE MBULELO MAJEKE (IDENTITY NUMBER: 540507 5213 08 8), Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-29, 10:00, SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE**

**DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE**

The property which, will be put up to auction on the 29TH day of JANUARY 2024 at 10h00 at the SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE consists of:

Property Description: ERF 2865 MARGATE, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 839 (ONE THOUSAND EIGHT HUNDRED AND THIRTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T30384/1998 SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED, located in the magisterial district of Durban;

PHYSICAL ADDRESS: 4 CASURINA ROAD, MARGATE, KWAZULU-NATAL, 4275

ZONING: SPECIAL RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 1 entrance hall, 1 lounge, 1 dining room, 1 study, 1 kitchen, 1 pantry, 4 bedrooms, 2 bathrooms, 2 showers, 2 WC, 2 out garages, 1 pool, 1 veranda.

Nothing in this regard is guaranteed and the property is sold voetstoets.

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE.

Take further notice that:

1. This sale is a sale in execution pursuant of an order granted against the execution debtor for money owing to the execution creditor.

2. The Rules of Auction and a full advertisement is available 24 hours before the auction at the office of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE.

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

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

(b) All bidders are required to present their identity document together with their proof of residence for FICA compliance;

(c) All bidders are required to pay R 15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; (d) Registration conditions

The Conditions shall lie open for inspection at the office of SHERIFF'S OFFICE, 17A MGAZI AVENUE UMTENTWENI, PORT SHEPSTONE 15 days prior to the date of the sale.

The office of the Sheriff for Umtentweni will conduct the sale with auctioneer MAB MAHLANGU or her deputy.

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

Purchaser to pay the sheriff a deposit of 10 per cent of the purchase price in cash or by EFT on the day of the sale.

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

The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions 3 and 4.

The purchaser shall be liable for occupational rental at the rate of 1% per month from the date of occupation to the date of sale.

Dated at La Lucia, 2023-11-30.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT23181.

Case No: D8567/2019

Docex: 91

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

**In the matter between: Nedbank Limited, Applicant and WINGAY DEVELOPMENT COMPANY (PTY) LTD, First Judgment Debtor, FRIEDSHELF 882 (PTY) LTD, Second Judgment Debtor, BRUGAY DEVELOPMENT COMPANY (PTY) LTD, Third Judgment Debtor, GRID CONSTRUCTION (PTY) LTD, Fourth Judgment Debtor, BRUCE WINSHIP, Fifth Judgment Debtor, BRUCE WINSHIP N.O., Sixth Judgment Debtor, PATRICIA BARBARA WINSHIP N.O., Seventh Judgment Debtor and DARYL GIMINGHAM FRANCOIS N.O., Eighth Judgment Debtor**

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

**2024-01-22, 09:00, Sheriff Inanda 2 at the Sheriff's Office, 82 Trevenen Road, Lotusville, Verulam**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 24 March 2020 and a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on 22nd January 2024 at 9:00am or so soon as thereafter, by the Sheriff for Inanda District 2, at Sheriff's Office 82 Trevenen Road, Lotusville, Verulam to the highest bidder: (Registration closes 8h50am) **PROPERTY DESCRIPTION:** A unit consisting of (a) Section No 14 as shown and more fully described on the Sectional Plan No SS 508/2006 in the scheme known as TIME BUSINESS PARK, in respect of the land and building or buildings situate at RIVERHORSE VALLEY, ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 163 (One Hundred and Sixty Three) SQUARE METRES in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; and HELD BY Deed of Transfer No. ST 32900/06 ("the immovable property") **PHYSICAL ADDRESS:** Unit 14, Time Business Park, 32 Kubu Avenue, Newlands East, KwaZulu-Natal (Magisterial District - Durban) **IMPROVEMENTS:** The following information is furnished but not guaranteed: 1st Floor: Reception area, open space tiled with aircon, open space workshop, toilet & shower tiled, wash basin, roller door, pedestrian door, steel stairs leading to upstairs. Upstairs: Open plan carpeted with aircon, toilet tiled with wash basin, kitchen tiled with built in cupboards. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold strictly "voetstoots"). **ZONING:** Commercial (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the Sheriff's offices at INANDA DISTRICT 2 at 82 TREVENEN ROAD, LOTUSVILLE, VERULAM 2. The Auction will be conducted by the auctioneers R R Singh (Sheriff), and/or Hashim Saib (Deputy Sheriff) 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or via electronic transfer immediately after the sale of the property on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of 4.3. of the conditions of sale. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 6. Advertising cost at current publication rate and sale cost according to Court rules apply. 7. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) b) Fica- legislation: To provide an original RSA Identity Document and proof of residential address (municipal account or bank statement not older than 3 months). c) Payment of Registration deposit of R10 000.00 in cash only. d) Registration closes strictly 10 minutes prior to auction. (8:50am) e) The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately provide proof thereof to the satisfaction of the sheriff. f) Only registered bidders will be allowed into the Auction Room. g) Adherence to Covid 19 regulations together with the directives as signed by the Minister of Justice and Correctional Services, The Honourable Lamola on the 23 July 2020.

Dated at UMHLANGA ROCKS, 2023-11-08.

Attorneys for Plaintiff(s): Shephstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/SN/NEDC1.7172.

Case No: D7154/2020

Docex: 91

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Stephanie Moodley, First Judgment Debtor and Vinolin Naidoo, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 12:00, Sheriff's Office, Acting Sheriff Durban South, Unit 1/2, Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 17 October 2022 and an order declaring the property specially executable on 17 October 2022, and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on Thursday the 25 January 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: 1. A unit consisting of (a) Section 2 as shown and more fully described on Sectional Plan No. SS 670/1995 in the scheme known as VILLA D'ESTE, in respect of the land and building or buildings situate at DURBAN, in the ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 109 (One Hundred and Nine) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the Sectional Plan; HELD by Deed of Transfer ST17094/2011 and ST18829/2014 2. An exclusive use area described as GARDEN G3, measuring 96 (Ninety Six) square metres being as such part of the common property, comprising the land and the scheme known as VILLA D'ESTE in respect of the land and the building or buildings situate at DURBAN, ETHEKWINI MUNICIPALITY as shown and more fully described on Sectional Plan SS670/1995 held under Notarial Deed of Cession No. SK1516/2011 and SK1693/2014 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession ("the immovable property") The property is situated at Unit 2 Villa D' Este, 30 Ronald Road, Montclair, KwaZulu-Natal IMPROVEMENTS: The following information is furnished but not guaranteed: Simplex with brick walls, tiled roof consisting of tiled floors, lounge, dining room, x 3 bedrooms with built in cupboards, fully fitted kitchen, 2 x bathrooms, 2 x shower, 2x toilet. 4 x aircon in bedrooms and lounge, 1x garage. Boundary: fenced (concrete), Paving and tar, burglar guards windows and doors, automotive entrance main gate ((the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") ZONING: Residential (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 2. The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or via electronic transfer immediately after the sale of the property on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 6. Advertising cost at current publication rate and sale cost according to Court rules apply. 7. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) b) Fica- legislation: requirement of proof of Identity Document and residential address. c) All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. e) Registration conditions. f) Registration closes 11h50am

Dated at UMHLANGA ROCKS, .

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.1026.

Case No: D4618/2022

Docex: 91

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Sibusiso Jerome Msawoni, First Judgment Debtor and Bridget Nokwanda Msawoni, Second Judgment Debtor**

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

**2024-01-25, 12:00, Sheriff's Office, Acting Sheriff Durban South, Unit 1/2, Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 22 March 2023 and an order declaring the property specially executable on 22 March 2023, and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on Thursday the 25 January 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: 1. A unit consisting of (a) Section Number 17 as shown and more fully described on Sectional Plan SS 613/2006 in the scheme known as EAGLES VIEW, in respect of the land and building or buildings situate at AMANZIMTOTI, ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said sectional plan is 244 (Two hundred and forty four) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the Sectional Plan; HELD by Deed of Transfer ST30314/2017 ("the immovable property") The property is situated at 17 Eagles View, 11A Bhengu Road, Amanzimtoti, KwaZulu-Natal IMPROVEMENTS: The following information is furnished but not guaranteed: Brick and Tile Double storey duplex comprising of: 1 x main bedroom with en-suite with bath, basin, shower & toilet plus dressing room, x 2 bedrooms with en-suite with shower, basin and toilet, x 1 guestroom, x 1 lounge and dining room combined with open plan kitchen with built in cupboards, x 1 laundry, x 1 double garage, all floors tiled. ((the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") ZONING: Residential (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 2. The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or via electronic transfer immediately after the sale of the property on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 6. Advertising cost at current publication rate and sale cost according to Court rules apply. 7. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) b) Fica- legislation: requirement of proof of Identity Document and residential address. c) All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. e) Registration conditions. f) Registration closes 11h50am

Dated at UMHLANGA ROCKS, 2023-11-08.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.1058.



Case No: 4662/2010

Docex: 252, Durban

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff and STARLINE MARKETING CC, 1<sup>st</sup>  
Defendant and PRAKASH SOMAROO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-22, 09:00, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 21 June 2017, 14 September 2020 and 03 May 2022 and in execution of the Writ of Execution of Immovable Property issued on the 27 September 2022, the following immovable property will be sold by the Sheriff of the High Court for the district of INANDA DISTRICT TWO on MONDAY the 22ND day of JANUARY 2024 at 9:00am (REGISTRATION CLOSES AT 08h50) at the SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM.

ERF 1649 UMHLANGA ROCKS (EXT 14), REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1 708 (ONE THOUSAND SEVEN HUNDRED AND EIGHT) SQUARE METRES;

HELD UNDER DEED OF TRANSFER NO. T63214/2001

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 51 WINDSOR AVENUE, UMHLANGA ROCKS, DURBAN and consists of:

IMPROVEMENTS:

1ST STOREY: Yard paved / grass, electric / block fencing, double electronic garage, pool paved, entertainment area which consist of a braai area and 2 outside bar fitted, family lounge tiled, sunken family lounge carpeted, dining room tiled, kitchen tiled with built in cupboards, eye level oven, pantry, breakfast nook, laundry room tiled, servant quarters consisting of 1 room tiled with shower, toilet and wash basin, 1 bedroom carpeted with ensuite, toilet, shower and wash basin, guest toilet and wash basin.

2ND STOREY: Stairway tiled, 1 bedroom carpeted with interleading ensuite, tub, shower, toilet, wash basin and built in cupboards, 1 x family lounge, 1 x master bedroom, sliding door, balcony, ensuite, jacuzzi, shower, wash basin, toilet, bidet toilet, walk in dressing room, 1 x bedroom carpeted, interleading ensuite, 1 x bedroom carpeted with sliding door, balcony, ensuite, shower, toilet, wash basin, built in cupboards, tub, 5 x airconditioning, seaview from the balcony, all bedrooms have built in cupboards.

(in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Inanda District Two situated at 82 Trevenen Road, Lotusville, Verulam, or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by the office of the Sheriff for Inanda District Two, and RR Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff) the duly appointed Sheriffs for Inanda District Two in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or the duly appointed Deputies.

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

a. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

b. Fica -legislation: requirement proof of ID, residential address

c. Payment of a registration of R10 000-00 in cash only

d. Registrations close strictly 10 minutes prior to auction (8:50am)

e. The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's standard bank trust account and immediately provide proof thereof to the satisfaction of the sheriff

f. Only registered Bidders will be allowed in the Auction Room

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

Dated at DURBAN, 2023-11-13.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT17117 /KZN. Attorney Acct: M NAIDOO.

**Case No: 2816/23P**  
**Docex: 252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and EUPHEMIA BUYISIWE JACA, Defendant**  
**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**

**2024-01-29, 10:00, THE SHERIFF'S OFFICE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 30 AUGUST 2023 and in execution of the Writ of Execution of Immovable Property issued on the 19 SEPTEMBER 2023, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of PORT SHEPSTONE on MONDAY the 29TH day of JANUARY 2024 at 10:00 at THE SHERIFF'S OFFICE, NO. 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE.

A UNIT CONSISTING OF -

(a) SECTION NO. 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS146/1993, IN THE SCHEME KNOWN AS MILNER GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MARGATE, THE HIBISCUS COAST MUNICIPALITY OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SECTIONAL PLAN, IS 135 (ONE HUNDRED AND THIRTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER ST26705/2006

ZONING: Residential (not guaranteed)

The property is situated at UNIT 1 MILNER GARDENS, 1 MILNER STREET, MARGATE / MAGISTERIAL DISTRICT OF PORT SHEPSTONE and consists of:

Improvements: 1 x lounge, 1 x family room, 1 x dining room, 1 x kitchen, 1 x scullery, 3 x bedrooms, 1 x bathrooms, 1 x shower, 2 x toilets.

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Port Shepstone situated at No. 17A Mgazi Avenue, Umtentweni, Port Shepstone or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either MAB Mahlangu the duly appointed Sheriff for Acting Sheriff Port Shepstone in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or P. her duly appointed deputy.

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

a. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

b. Fica -legislation: requirement proof of ID, residential address

c. Payment of a registration of R15 000-00 in cash for immovable property

d. Registration Conditions.

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

Dated at DURBAN, 2023-11-23.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban.. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT98816/KZN. Attorney Acct: M NAIDOO.

Case No: RC04/2020

Docex: docex 27

IN THE MAGISTRATE'S COURT FOR  
(THE REGIONAL DIVISION OF KWAZULU-NATAL, HELD AT DURBAN)

**In the matter between: Changing Tides 17 (PTY) LTD N.O. (Registration No.2001/009766/07), Plaintiff and  
Ruth Thandiwe Sekati, Identity Number 641117 0274 08 1, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 12:00, The Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352  
Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court in terms of which the following property will be sold in execution on 25 January 2024 at 12:00 at The Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, to the highest bidder without reserve.

By way of physical attendance at the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban and or/online, by registering on Sheriff Durban North/Acting Sheriff Durban South profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended).

ERF 2443 MOBENI, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, MEASURING 927 (Nine Hundred and Twenty Seven) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T4841/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS: 6 CAROLINA CRESCENT, WOODLANDS, DURBAN

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A FREE STANDING BLOCK WALLS, TILED ROOF, TILED FLOOR DWELLING CONSISTING OF :  
MAIN BUILDING: LOUNGE, DINING ROOM, 4 BEDROOMS (2 WITH FITTED BUILT IN CUPBOARDS), KITCHEN, 1 BATHROOM, 1 TOILET, 1 ENSUITE: OTHER - I FRONT VERANDAH: FREE STANDING BLOCK WALLS, ASBESTOS ROOF, TILED FLOOR OUTBUILDING CONSISTING OF 4 BEDROOMS, 1 BATHROOM, 1 TOILET: GRANNY FLAT: 3 BEDROOMS, 1 KITCHEN, 1 BATHROOM, 1 TOILET: OTHER: UNFENCED - DRIVEWAY - MAIN HOUSE FITTED WITH STEEL BURGLAR GUARDS

(The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots")

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Acting Sheriff Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, Acting Sheriff Durban South sin terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale.

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

2. Fica- legislation: requirement of proof of ID and residential address.

3. All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

4. All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration conditions.

Dated at Umhlanga, 2023-11-14.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: SOU27/3918. Attorney Acct: RIANE BARNARD / THOBANI MTHEMBU.

**Case No: 654/2023**

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and Justin Archie Snyman,  
1st Defendant and Leone Venessa Snyman, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, Acting Sheriffs Office Kariega, 7 Mardray Court, 18 Baird Street, Kariega**

In pursuance of a judgment of the above honourable court, dated 19 September 2023 and attachment in execution dated 24 October 2023, the following will be sold at Acting Sheriffs Office Kariega, 7 Mardray Court, 18 Baird Street, Kariega, by public auction on Thursday, 25 January 2024 at 10H00. The sale of the property is subject to a reserve price.

Description: 11873 Uitenhage  
measuring 640 square metres

Street address: situated in the Magisterial District of Kariega at: 36 Errol Avenue, Scheepers Heights, Kariega

Standard bank account number 368 074 234

Improvements: While nothing is guaranteed it is understood that the property is zoned for residential purposes and that the main building consists of Lounge, 2 bedrooms, 2 bathrooms & kitchen.

The conditions of sale will be read prior to the sale and may be inspected at the Acting Office of the Sheriffs, Kariega or at Plaintiffs Attorneys.

Further details can be obtained from the offices of the Plaintiff's attorneys at St George's House, 104 Park Drive, Gqeberha, telephone 041 5015500

TERMS: 10% deposit and Sheriff's charges at 6% on the first R100 000,00 of the proceeds of the sale and; 3.5% on R100 001,00 to R400 000,00, and; 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 in total plus VAT and a minimum commission of R3 000,00 plus VAT. The balance of the purchase price is to be secured by a bank or bank guarantee, to be approved by the Plaintiff's Attorneys, to be furnished to the Sheriff within twenty-one (21) days from date of the sale.

Dated at Gqeberha, 2023-11-16.

Attorneys for Plaintiff(s): Greyvensteins Inc Attorneys, St Georges House, 104 Park Drive, Central, Gqeberha. Telephone: (041) 501-5500. Email: [debbies@greyvensteins.co.za](mailto:debbies@greyvensteins.co.za). Attorney Ref: DEB5445/H Scholtz/ds.

**Case No: 656/2023**

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF POTCHEFSTROOM)

**In the matter between: THE VAAL DE GRACE HOME OWNERS ASSOCIATION NPC, Plaintiff and UPTOWN  
TRADING 601 CC, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-06, 10:00, 79 PETER MOKABA AVENUE, POTCHEFSTROOM (SHERIFF'S OFFICE)**

DESCRIPTION OF THE PROPERTY:

PORTION 303 (A PORTION OF PORTION 2) OF THE FARM EILAND 13 NO. 502, REGISTRATION DIVISION IQ, NORTHWEST PROVINCE.

MEASURING 656 (SIX HUNDRED AND FIFTY-SIX) SQUARE METERS.

ADDRESS OF THE PROPERTY: 303 TARENTAAL CLOSE, VAAL DE GRACE, GOLF ESTATE, PARYS (NORTH WEST JURISDICTION)

No improvements in as much as this is an undeveloped erf. Zoned as residential

TITLE DEED: HELD BY DEED OF TRANSFER T26417/2012.

Address where the conditions may be inspected - 79 Peter Mokaba Street, Potchefstroom

Dated at POTCHEFSTROOM, 2023-12-05.

Attorneys for Plaintiff(s): WARRENER DE ARGELA C/O WILLEM COETZEE INCORPORATED, CACHETPARK NO. 30, 1ST FLOOR, THE BULT, C/O STEVE BIKO & MEYER STREET, POTCHEFSTROOM 2520. Telephone: 018 297 7313. Attorney Ref: W24324/DK/Izaan. Attorney Acct: WILLEM COETZEE INC, ABSA BANK, TRUST, ACCOUNT NR: 404 883 8461, BRANCH: 632005.

**Case No: 576/2021**

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

**In the matter between: THE VAAL DE GRACE HOME OWNERS ASSOCIATION NPC, Registration Number: 2006/011776/08, Plaintiff and TANKISO MOFOKENG TRUST, 1<sup>st</sup> Defendant and TANKISO D. MOFOKENG TRUST N.O AND ALL OTHER TRUSTEES OF THE TANKISO MOFOKENG TRUST AT THIS TIME, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 10:00, 79 PETER MOKABA AVENUE, POTCHEFSTROOM (SHERIFF'S OFFICE)**

DESCRIPTION OF THE PROPERTY:

PORTION 315 (A PORTION OF PORTION 2) OF THE FARM EILAND 13 NO. 502, REGISTRATION DIVISION IQ - NORTHWEST PROVINCE. MEASURING 656 (SIX HUNDRED AND FIFTY SIX) SQUARE METERS.

ADDRESS OF THE PROPERTY: 315 TARENTAAL CLOSE, VAAL DE GRACE, GOLF ESTATE, PARYS (NORTH WEST JURISDICTION)

No improvements in as much as this is an undeveloped erf.

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE T162092/2006 WITH GENERAL PLAN SG NO. 3351/2001

RELATING THERETO AND HELD BY DEED OF TRANSFER T25499/2014.

Address where the conditions may be inspected - 79 Peter Mokaba Street, Potchefstroom

Dated at POTCHEFSTROOM, 2023-12-05.

Attorneys for Plaintiff(s): WARRENER DE ARGELA C/O WILLEM COETZEE INCORPORATED, CACHETPARK NO. 30, 1ST FLOOR, THE BULT, C/O STEVE BIKO & MEYER STREET, POTCHEFSTROOM 2520. Telephone: 018 297 7313. Attorney Ref: W23712/DK/Izaan. Attorney Acct: WILLEM COETZEE INC, ABSA BANK, TRUST, ACCOUNT NR: 404 883 8461, BRANCH: 632005.

**Case No: 22623 / 2019**

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

**In the matter between: THE BODY CORPORATE OF GOLD REEF SANDS, Plaintiff and NOIPHO PEARL KHUMALO, 1<sup>st</sup> Defendant, STANDARD BANK OF SOUTH AFRICA LIMITED, 2<sup>nd</sup> Defendant and CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-23, 10:00, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

ERF 1536 Morning Side Extension 177 Township, Registration Division I.R., Province Gauteng measuring 999 (nine hundred and ninety-nine) square meters held by Deed of Transfer No. T27340/2015, subject to the conditions therein contained and further subject to the conditions of the Villa Fiori Homeowners Association NPC, ("THE PROPERTY");

Situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng.

THE PROPERTY IS ZONED: RESIDENTIAL

The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed. The property is situated at Unit 8, Villa Fiori, 57 West Road South, Morningside, Gauteng and consists of:

1 Entrance hall, 1 Lounge, 1 Dining room, 1 Living room, 1 Study, 1 Kitchen, 1 Scullery, Pantry, 4 Bedrooms, 4 Bathrooms, 1 Separate toilet and 1 Balcony. 2 Double garages and 1 Servants' quarters with 2 Bedrooms and 1 Bathroom.

The Rules of this auction are available 24 hours before the auction at the office of SHERIFF Sandton South.

SHERIFF Sandton South shall conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- D) Registration conditions.

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

Dated at JOHANNESBURG, 2022-11-08.

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

**Case No:**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

A unit consisting of

(a) SECTION TITLE UNIT 6 as shown and more fully described on Sectional Plan No 391 / 2006 in the scheme known as GOLD REEF SANDS in respect of the land and building or buildings situated at UNIT 6 GOLD REEF SANDS, 7 DATA STREET, ORMONDE, JOHANNESBURG, of which section the floor area, according to the said sectional plan is 45 (Fifty Five) square metres in extent and

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

IN EXTENT: 45 (FIFTY FIVE) SQUARE METRES;

HELD BY: Deed of Transfer No. ST 31997 / 2013 and subject to the conditions contained therein.

MORE specifically known as UNIT 6 GOLD REEF SANDS, 7 DATA STREET, ORMONDE, JOHANNESBURG.

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

Property Description: The premises is a Town House (Flat), zoned for residential use, 1 Bedroom, 1 Bathroom, 1 Open Plan Kitchen/Lounge, and 1 Balcony.

The terms are as follows \_

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

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

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

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

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

RULES OF AUCTION -

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

TAKE FURTHER NOTE THAT -

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

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

3 a Registration Fee of R30, 000.00 (Thirty Thousand Rand) is payable by electronic funds transfer before sale in order to obtain a buyer's card;

4 the Registration for auction is open the day before from 9:30 to 1pm and closes at 9:30 on the day of the auction

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

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

7 The office of the Sheriff for Johannesburg West will conduct the sale with auctioneer, Sheriff Mr Indran Adimoolum

Dated at EDENVALE, 2023-11-09.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Attorney Ref: MRS SL LOWE / 319 - 100551.

**Case No: 6566/21P**

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

**In the matter between: NEDBANK LIMITED (Reg. No. 1951/000009/06), Judgement Creditor and CLARAH NOMZAMO KHAMA N.O. (in her capacity as duly appointed Executor in the estate of the late ALGENON THIPASERE KHAMA), JUDGMENT DEBTOR**

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

**2024-01-25, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, 12:00 UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

By way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN and/or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

CERTAIN: ERF 1066 COEDMORE EXTENSION NO 1 PROVINCE: KWAZULU-NATAL REGISTRATION DIVISION: FT

MAGISTERIAL DISTRICT: DURBAN MEASURING: 1 371 (ONE THOUSAND THREE HUNDRED AND SEVENTY ONE) SQUARE METRES AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NO T029611/07. SITUATE AT: 26 STARLING AVENUE, YELLOWWOOD PARK, DURBAN

The following information is furnished but not guaranteed.

IMPROVEMENTS: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS WITH BUILT IN CUPBOARDS, 1X FULLY FITTED KITCHEN, 1X BATHROOM, 1X SHOWER, 1X TOILET, 1X GARAGE, 1X CARPORT, SWIMMING POOL, BOUNDARY FENCED WITH CONCRETE, BURGLAR GUARDS ON DOORS AND WINDOWS, ALARM SYSTEM WITH 2 BEAMS OUTSIDE. ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at a rate of 1% of the purchase price per month from date of occupation to date of transfer. The full Conditions of Sale and rules of auction may be inspected at the offices of the SHERIFF, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN 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. Rules of the auction and conditions of sale may be inspected at the sheriff's office UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN 24 hours before prior to the auction.
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=9961>).

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

c) All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

d) All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

4. Registration conditions.

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

The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.

Dated at Odendaalsrus, 2024-01-05.

Attorneys for Plaintiff(s): VAN VUUREN ATTORNEYS, 114 JOSIAS STREET, ODENDAALSRUS, 9480. Telephone: 057-3981471. Fax: 057-3981613. Attorney Ref: CVV/lizanne/1121-17.

**Case No: 20169/2022**

**Docex: DOCEX 1, TYGERBERG**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Nedbank Limited, Plaintiff and Ms Toufeeqah Arendse Defendant**

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

**2024-02-01, 14:00, Unit 445 Belhar Views, Building No. 6, 9 Education Street, Belhar Ext 8**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 1st day of February 2024 at 14:00 at Unit 3445 Belhar Views, Building No. 6, 9 Education Street, Belhar Ext 8 by the Sheriff of the High Court, to the highest bidder: A Unit consisting of 1.1

Unit No 445 Belhar Views, as shown and more fully described on Sectional Plan No. SS437/2019 in the scheme known as Belhar Views, In respect of the land and building or buildings situate at Belhar in the City of Cape Town, Cape Division, Province of the Western Cape, which section the floor area according to the said sectional plan is 38 square metres in extent and 1.2 an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by virtue of Deed of Transfer No ST13455/2020 & SK5436/2019. Situated at: Belhar Views, Building 6 - Unit No 445, 9 Education Street, Belhar Ext 8.

Unit No 445 Belhar Views, in extent: 38 Square Metres, held by virtue of Deed of Transfer no. ST13455/2020 & SK5436/2019S, Street address: Belhar Views, Building 6 - Unit No 445, 9 Education Street, Belhar Ext 8

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: Dwelling situated within a security complex consisting of 2 bedrooms, 1 bathroom/toilet and open plan kitchen/lounge

Reserved price: The property will be sold subject to a reserve price of R400,000.00.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff Of The High Court, Bellville (North & South).

Dated at Bellville, 2023-11-28.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, 2nd Floor Tygervalley Office Park Building No 2, cnr Willie van Schoor & Old Oak Roads, Bellville. Telephone: 021918 9007. Fax: 0866186304. Attorney Ref: H J Crous/La/NED15/2937. Attorney Acct: Minde Schapiro & Smith Inc.



Case No: 2023-003347

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

**In the matter between: SS DENNEHOEK - EXECUTION CREDITOR and JOHANNES JOSEPHUS THEODORUS WOLMARANS - 1ST EXECUTION DEBTOR; CITY OF TSHWANE METROPOLITAN MUNICIPALITY - 2ND EXECUTION DEBTOR.**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-31, 10:00, SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA.**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated the 2nd of August 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, SHERIFF PRETORIA EAST, situated at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA, on the 31ST OF JANUARY 2024 at 10H00 or as soon as reasonably possible thereafter.

THE PROPERTY: UNIT 10, in the sectional title scheme known as SS DENNEHOEK, with scheme number SS13/1981, held by the 1st Execution Debtor under Sectional Title ST74818/2017, which is better known as UNIT 10, SS DENNEHOEK, 66 JACOBSEN AVENUE, LYNNWOOD RIDGE, in the City of Tshwane Metropolitan Municipality of which section the floor area, according to the sectional title plan is 174.0000 (One Hundred and Seventy-Four) square meters in extent. 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. As aforementioned, the property is held by Deed of Transfer ST74818/2017.

THE PROPERTY IS ALSO KNOWN AS: UNIT 10, SS DENNEHOEK, 66 JACOBSEN AVENUE, LYNNWOOD RIDGE.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property consists of: One (1) Bedroom, 1 (One) Bathroom, 1 (One) Lounge, 1 (One) Kitchen and 1 (One) Carport.

## 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, Sheriff Pretoria East, 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, Sheriff Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria.

Dated at Roodepoort, 2023-10-26.

Attorneys for Plaintiff(s): Schüler Heerschop Pienaar Attorneys, BLOCK 3, 1ST FLOOR, CLEARWATER OFFICE PARK, MILLENIUM BOULEVARD, STRUBENS VALLEY, 1735. Telephone: 011 763 3050. Attorney Ref: DEN3/0001.

Case No: D5997/2020

Docex: 91

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O (Registration No: 2001/009766/07), Execution Creditor and Riaz Shaik N.O. First Judgment Debtor, Riaz Shaik (Identity Number: 760919 5255 08 9), Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, Sheriff's Office Lower Tugela, Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwadakuza**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19 June 2023 and an order declaring the property specially executable on 19 June 2023, and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the District of Lower Tugela on Tuesday the 30 January 2024 at 10:00 by way of physical attendance at the Sheriff's Office Lower Tugela, Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwadakuza and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: Erf 303 Highridge (Extension Number 1), Registration Division FU, Province of KwaZulu-Natal, in extent 561 (Five Hundred and Sixty One) square metres, held by Deed of Transfer No.T13366/16 PHYSICAL ADDRESS: The property is situated at 25 Coalwood Place, Windy Heights, Stanger,

(Magisterial District - Stanger) IMPROVEMENTS: The following information is furnished but not guaranteed: Free standing double storey house with tiled roof, precast fencing and tarred driveway. The house comprises of 4 bedrooms, with builtin cupboards, ensuite in good condition. 1 x bathroom with toilet with tiled floors in good condition. 1 x lounge with tiled floors in good condition. 1 x dining room with tiled floors in good condition. 1 x kitchen with tiled floors in good condition. 1 x outbuilding with toilet and shower with tiled floors in good condition. 1 x garage, Has a borehole. House is in overall good condition ((the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") ZONING: Residential (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Lower Tugela, situated at 131 Mahatma Gandhi Street, Stanger, KwaDukuza or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 2. The Auction will be conducted by auctioneers R Singh (Sheriff) and or S De Wit in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or via electronic transfer immediately after the sale of the property on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 6. Advertising cost at current publication rate and sale cost according to Court rules apply. 7. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) b) Fica- legislation: requirement of proof of Identity Document and residential address. c) Payment of registration deposit of R10 000,00 in cash or bank guaranteed cheque(refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions.

Dated at UMHLANGA ROCKS, 2023-11-08.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/SN/SAHO16129.1018.

**Case No: 326/2022**

**Docex: DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MOSES DERICK BOSTANDER (ID NUMBER: 690219 5200 085), 1<sup>st</sup> Defendant and ANELIZE BOSTANDER (ID NUMBER: 711127 0203 084), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY**

In pursuance of a judgment of the above Honourable Court dated 22 September 2023 and a Writ for Execution, the following property will be sold in execution on TUESDAY the 30 January 2024 at 10:00 at before the Sheriff of KIMBERLEY held at 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY.

CERTAIN: ERF 31746 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE.

IN EXTENT: 494 (FOUR HUNDRED AND NINETY FOUR) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T16/2007

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 31746 EAGLE STREET, ROODEPAN, KIMBERLEY

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN DWELING: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 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, KIMBERLEY.

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, KIMBERLEY, PO BOX 1813, KIMBERLEY, 8300.

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, KIMBERLEY (LEBO MPE) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-11-22.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NB3188.

**Case No: 874/2022**

**Docex: DOCEX 3, BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ORAPELENG DAVID MOLELEKWA (ID NUMBER: 580216 5941 083), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY**

In pursuance of a judgment of the above Honourable Court dated 23 June 2023 and a Writ for Execution, the following property will be sold in execution on TUESDAY the 30 January 2024 at 10:00 at before the Sheriff of KIMBERLEY held at 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY.

CERTAIN: ERF 14710 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, PROVINCE NORTHERN CAPE.

IN EXTENT : 1020 (ONE THOUSAND AND TWENTY) SQUARE METRES.

HELD BY : DEED OF TRANSFER NO T2249/2008

SUBJECT TO : THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 7 KOWIE STREET, RIVIERA, KIMBERLEY

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 2X BATHROOMS, 1X WATER CLOSET, 2X GARAGES. (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, KIMBERLEY.

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, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY.

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, KIMBERLEY (LEBO MPE) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-10-04.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0864184922. Attorney Ref: NM9856.

**Case No: 1396/2018**

**Docex: Docex 1 Tygerberg**

IN THE HIGH COURT OF SOUTH AFRICA

(Northern Cape Division, Kimberley)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited, Applicant and Jacobus Petrus van Wyk - 1st Respondent and Michelle van Wyk - 2nd Respondent**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 30th day of January 2024 at 10:00 at 2 BARRISTER STREET, KIMBERLEY NORTH KIMBERLEY by the Sheriff of the High Court, to the highest bidder:ERF 23168 KIMBERLEY, situate IN THE SOL PLAATJE MUNICIPALITY, DISTRICT OF KIMBERLEY, PROVINCE NORTHERN CAPE, in extent: 1005 SQUARE METRES, held by virtue of Deed of Transfer no. T3538/2005, Street address: 20 DU CANE CRESCENT, CASSANDRA, KIMBERLEY

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: Entrance Hall, Lounge, Dining room, Kitchen, Scullery, 3 x Bedrooms, Bathroom, W/C, Servant's room & Laundry, Bathroom & W/C & entertainment area

Reserved price: The property will be sold subject to a reserve price of R800,000.00.

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 KIMBERLEY SHERIFF.

Dated at BELLVILLE, 2023-11-16.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/3902. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

**Case No: D109/2023**

**Docex: 031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF), PROPRIETARY LIMTIED, PLAINTIFF and BABALO NOMKHE, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10h00, Sheriff for Lower Tugela, Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street Stanger / KwaDukuza**

This is a sale in execution pursuant to a judgment in the above Honourable Court in terms of which the following property will be sold in execution on 30 JANUARY 2024 to be held at 10h00 outside the OFFICE OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET STANGER / KWA DUKUZA, to the highest bidder subject to a reserve price of R600 000.00.

A unit consisting of-

(a) Section No. 509 as shown and more fully described on Sectional Plan No. SS 520/2008 in the scheme known as STANGER SANTE FE in respect of the land and building or buildings situate at STANGER, IN THE KWADUKUZA MUNICIPALITY, of which section the floor area according to the said Sectional Plan is 59 (FIFTY NINE) square metres in extent; And

(b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD BY DEED OF TRANSFER NO. ST 12572/2022; AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

The Magisterial District of Ilembe

Physical address: SECTION 509 (DOOR NO. 509) SANTE FE, 9 RUSSEL STREET, STANGER  
ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

The given address is situated in a block of flats on the 5th floor, the block of flats has brick and palisade fencing with a concrete driveway and metal driveway gate. The block of flats has an elevator.

The flat comprises : 2 bedrooms with no built-in-cupboards and 1 bedroom has an en-suite with tiled floor in fair condition, 1 bathroom with toilet and shower, tiled floors and in fair condition, 1 x lounge and 1 x kitchen open plan with tiled floors in fair condition. The property is in an overall fair condition

(The nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

The full conditions of sale shall lie for inspection at the Sheriff's Office, for Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwa Dukuza for 15 days prior to the date of sale.

TAKE FURTHER NOTE THAT

1. This sale is a sale in execution pursuant to a Judgement obtained in the above court.
2. The Rules of this auction and full advertisement is available 24 hours before the auction at the Office of the Sheriff Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwa Dukuza
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
4. FICA - legislation i.r.o proof of identity and address particulars.
5. Payment of a Registration Fee of R10 000.00 in cash or bank guaranteed cheque.
6. Registration conditions.
7. The office of the Sheriff of Lower Tugela will conduct the sale with auctioneers R SINGH (Sheriff) and/or S DE WIT.
8. Advertising costs at current publication rates and sale costs according to court rules apply.
9. Strict COVID 19 Government Regulations apply. We have the right to dis-allow persons that do not adhere to the Regulations.

Dated at Durban, 2023-11-24.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

Case No: D9063/2019

Docex: 031-3122411

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

In the matter between: **NEDBANK LIMITED, PLAINTIFF and HALALISANI SIHAWUSENKOSI MAGEBA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, Sheriff's Office of Pinetown, 18 Suzuka Road, Westmead, Pinetown**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 31 JANUARY 2024 at 10h00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN and is subject to a court reserve price of R2 000 000.00, consisting of:

Description: REMAINDER OF ERF 1512 KLOOF, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 3 654 (THREE THOUSAND SIX HUNDRED AND FIFTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T11089/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical Address: 8 HAYGARTH ROAD, KLOOF

IMPROVEMENTS: Double storey house on street level with roof tiles, the walls are made of block/bricks which has electronic gates, the property is fenced with a swimming pool

Main Building comprising of 4 x bedrooms, 3 x bathrooms, 1 x toilet, 1 x kitchen, 2 x living room, 2 x garages

Cottage comprises of 1 x bedroom, 1 x bathroom, 1 x kitchen, 1 x living room

THE PROPERTY IS ZONED: RESIDENTIAL: the Magisterial District of eThekweni

(The nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

The full conditions of sale shall lie for inspection at the Office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown, for 15 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 Rules of this auction and full advertisement is available 24 hours before auction at the Pinetown Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown.
  3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  4. FICA - legislation i.r.o. proof of identity and address particulars.
  5. Payment of a Registration Fee of R15 000.00 in cash.
  6. Registration conditions.
  7. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
  8. Advertising costs at current publication rates and sale costs according to court rules apply.
- Ramdass & Associates, 308-310 Problem Mkhize Road, Berea, Durban, Tel: 031-3122411 (Ref: Mr D J Stilwell/vs)

Dated at Durban, 2023-11-29.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: D11536/2022**

**Docex: 031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and BRIAN CIVE DICKENS, FIRST DEFENDANT and PRETTY PROMISE DICKENS, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 12:00, At the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamford Road (Mathews Meyiwa) Durban or online to register to participate- [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended)**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on 28 APRIL 2023 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on 25 JANUARY 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended).

PROPERTY DESCRIPTION: ERF 1410 ISIPINGO EXTENSION 7, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 937 (NINE HUNDRED AND THIRTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 32555/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 94 JACARANDA CRESCENT, ISIPINGO HILLS, Magisterial District of eThekweni

Improvements:

Main Building : Single Storey freestanding with block walls and a tiled roof consisting of 1 x lounge, 1 x dining room, 3 x bedrooms, 1 x kitchen with built-in-cupboards, 1 x pantry, 1 x bathroom 1 x toilet

Out Building : Single Storey freestanding with brick walls and tiled roof consisting of 1 x bedroom, 1 x kitchen, 1 x toilet with a shower, the property is fenced with a double garage

THE PROPERTY IS ZONED RESIDENTIAL

(The nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

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

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

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

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

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

2. Fica- legislation: requirement of proof of Identity Document and residential address.

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

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

5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated deputy.

Dated at Durban, 2023-11-16.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: D11536/2022**

**Docex: 031-3122411**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and BRIAN CIVE DICKENS, FIRST DEFENDANT and PRETTY PROMISE DICKENS, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 12:00, At the Sheriff's Office, Acting Sheriff Durban South, Unit 1/2 Elation House, 350/352 Stamford Road (Mathews Meyiwa) Durban or online to register to participate- [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended)**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on 28 APRIL 2023 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on 25 JANUARY 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and or/ online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended).

PROPERTY DESCRIPTION: ERF 1410 ISIPINGO EXTENSION 7, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 937 (NINE HUNDRED AND THIRTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 32555/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 94 JACARANDA CRESCENT, ISIPINGO HILLS, Magisterial District of eThekweni

Improvements:

Main Building : Single Storey freestanding with block walls and a tiled roof consisting of 1 x lounge, 1 x dining room, 3 x bedrooms, 1 x kitchen with built-in-cupboards, 1 x pantry, 1 x bathroom 1 x toilet

Out Building: Single Storey freestanding with brick walls and tiled roof consisting of 1 x bedroom, 1 x kitchen, 1 x toilet with a shower, the property is fenced with a double garage

**THE PROPERTY IS ZONED RESIDENTIAL**

(The nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

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

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

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

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

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)

2. Fica- legislation: requirement of proof of Identity Document and residential address.

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

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

5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated deputy.

Dated at Durban, 2023-11-16.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: 55066/2022**

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

**In the matter between: FIRSTSTRAND BANK LIMITED Execution Creditor and MAKWETSA ISAAC  
MAKGATO Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

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

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE OF R269 249,82 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF SOSHANGUVE AT AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK ON 25 JANUARY 2024 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE ACTING SHERIFF AT ZELDA PARK BUILDING OFFICE4 NO: 8A 570 GERRIT MARITZ STREET, PRETORIA NORTH, PRIOR TO THE SALE Certain: ERF 1477 SOSHANGUVE-M TOWNSHIP REGISTRATION DIVISION J.Q., PROVINCE OF GAUTENG MEASURING: 222 (TWO HUNDRED AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER T32868/13 ALSO KNOWN AS : 6766 SETHOKGWA STREET, SOSHANGUVE-M Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING:Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X STEEL SHED The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation



No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R20 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/KFM1009).

**Case No: 11043/2023P**

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

**In the matter between: ANGLO AFRICAN FINANCE (PTY) LTD, Plaintiff and JPS PANELBEATERS (PTY) LTD, 1<sup>st</sup> Defendant & KEVESHAN NAIDOO, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 10:00, 10 HUNTER ROAD, LADYSMITH, KWAZULU-NATAL**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on THURSDAY the 25th day of JANUARY - 2024 at 10h00 the Sheriff of the High Court's Office, 10 HUNTER ROAD, LADYSMITH, KWAZULUNATAL,

consists of:

CERTAIN:

A UNIT CONSISTING OF:

(a) SECTION NUMBER 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS546/1994 IN THE SCHEME KNOWN AS COLEUS CLOSE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT LADYSMITH, IN THE ALFRED DUMA LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 121 (ONE HUNDRED AND TWENTY-ONE) SQUARE METRES IN EXTENT; AND

(b) AN UNDIVIDED SHARE IN 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 UNDER DEED OF TRANSFER ST2607/2010 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 33 Coleus Close, Acaciavale, Ladysmith, Kwa-zulu Natal.

THE FOLLOWING IMPROVEMENTS ARE NOTED:

3x bedrooms

1x toilet and bathroom

1x lounge

1x kitchen with built-ins

1x dining room

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS:-

1. THE SALE

1.1. The sale shall be conducted in accordance with the provisions of Rule 46 and Rule 46A, of the Uniform Rules of the Superior Courts Act, No. 10 of 2013, as well as the provisions of the Consumer Protection Act, No. 68 of 2008, the regulations promulgated thereunder and the "Rules of Auction", and all other applicable law.

1.2. The headings to the clauses are for the purposes of convenience and reference only, and shall not be used in the interpretation of, nor modify, nor amplify the conditions of this sale nor any clause. In these conditions, unless a contrary intention clearly appears, words importing any one gender shall include the other two genders, the singular includes the plural and vice versa, and natural persons include created entities (corporate or otherwise) and vice versa.

## 2. MANNER OF SALE

2.1. The property shall be sold by the sheriff of High Court, 10 HUNTER ROAD, LADYSMITH, KWAZULU-NATAL, at 10h00 to the highest bidder subject to a reserve price of R600 000.00.

2.2. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses 3.1, 4.1 and 5.1; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

2.3. The sale shall be for South African Rands and no bid of less than R1 000.00 (one thousand rands) shall be accepted.

2.4. The execution creditor shall be entitled to cancel the sale at any stage before the bidding starts.

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

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

2.7. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to in clause 4, the sheriff may refuse to accept the bid of such bidder. All bids will be accepted provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the sheriff's commission.

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

## 3. SIGNING AND CAPACITY

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

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

3.3. If the purchaser has bought as an agent for a principal then the sale will also be subject to the following conditions:

3.3.1 The principal's address as furnished by the purchaser shall be the address as chosen by the principal as his/her address for the service of all forms, notices and documents in respect of any legal proceedings which may be instituted by virtue hereof (domicilium citandi et executandi)

3.3.2 If the principal is not in existence at the time of the auction the purchaser shall be the contracting party

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

3.5. If the purchaser is married in Community of Property such purchaser shall furnish the Sheriff with the written consent of the other spouse, as required in terms of Section 15(2)(g) of the Matrimonial Property Act 88 of 1984, within 48 (forty eight) hours of the signature of the conditions of sale.

3.6. If the purchaser is married according to Muslim rights, married in terms of customary law in a monogamous marriage, or married in terms of customary law as from the 15th of November 2000 then both spouses are to sign.

3.7. The purchaser shall on demand sign all necessary transfer and ancillary documents with the transferring attorneys.

## 4. PAYMENT OF PURCHASE PRICE

4.1. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner and provide proof thereof to the satisfaction of the sheriff.

4.2. The deposit will be deposited immediately by the sheriff into a trust account held in terms of Section 22 of the Sheriffs Act 90 of 1986.

4.3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court. Should the purchaser fail to furnish the sheriff with a bank guarantee or fail to pay the balance of the purchase price to the sheriff within the stipulated time period, the sheriff may in his/her sole discretion grant the purchaser a 5 (five) day extension within which to provide the required bank guarantee or make such payment.

4.4. In the event that the purchaser being the execution creditor who is also a consumer exempted in terms of Section 5(2)(b) of the Consumer Protection Act, 68 of 2008, the execution creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of 4.1 and 4.3, except insofar as the purchase price may exceed the total amount as set out in the warrant of execution. The difference between the purchase price and the total amount as set out in the warrant of execution, is to be paid or secured to the

sheriff within 21 (twenty one) days from the date of sale, without demand. Such execution creditor shall at the date of registration of transfer provide the sheriff with satisfactory proof that the judgment debtor's account has been credited accordingly.

#### 5. SHERIFF'S COMMISSION

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

5.1.1. 6% on the first R100 000.00, and

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

5.1.3. 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

#### 6. FURTHER COSTS AND CHARGES

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

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

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

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

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

6.2.1. All amounts due to the municipality in terms of section 118(1) of the Local Government Municipal Systems Act, Act 32 of 2000, estimated at R11 117.15 as at the 1 June 2023;

6.2.2. Arrears charges payable in terms of the Sectional Titles Act, Act 95 of 1996, estimated at R0.00 as at the 1 November 2023;

6.2.3. Arrear amounts payable to the home owners association, estimated at R0.00 as at the 1 November 2023.

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

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

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

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

#### 8. COMPLIANCE CERTIFICATES

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

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

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

#### 9. POSSESSION, RISK AND OCCUPATION

9.1. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4;

9.2. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. The purchaser shall pay the occupational rental on due date into the following account:

Name: HATSTONE LAWYERS INC

Bank: FNB

Account Number: 62734522429

Branch: 200610

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

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

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

#### 10. TRANSFER AND LIABILITY FOR DELAY

10.1. The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with clauses 5 and 6 and, if applicable, clause 9(2), alternatively transfer shall be passed only after the purchaser has complied with the provisions of clauses 4, 5 and 6 and, if applicable, clause 9(2) and 10.2.

10.2. If the transfer is delayed by the purchaser, due to the purchaser failing to comply with clauses 4, 5 and 6 and, if applicable, clause 9(2) within the stipulated time frames, the purchaser shall be liable for interest at the rate of (INTEREST RATE) per annum on the purchase price, as from the date of the delay.

#### 11. INSURANCE

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

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

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

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

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

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

#### 13. CONVEYANCER

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

13.2. The Conveyancer's details are as follows:

13.2.1. Name: André Olivier

13.2.2. Name of firm: André Olivier Attorneys

13.2.3. Tel: 021 007 1987

13.2.4. Email: andre@andreolivierattorney.co.za

#### 14. SALE SUBJECT TO EXISTING RIGHTS

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

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

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

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

#### 15. JOINT AND SEVERAL LIABILITY

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

**16. SURETYSHIP**

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

**17. CANCELLATION OF SALE AND EVICTION**

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

17.2. In the event of the circumstances in clause 17.1 occurring, the purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the sheriff's distribution account, be recovered from the purchaser under judgment

of a judge pronounced on a written report by the sheriff, after such purchaser has been given notice in writing that such report will be laid before the judge for such purpose.

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

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

**18. ADDRESS FOR LEGAL PROCEEDINGS**

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

Dated at STELLENBOSCH, WESTERN CAPE, 2024-01-05.

Attorneys for Plaintiff(s): HATSTONE LAWYERS INCORPORATED, GROUND FLOOR, LA GRATITUDE OFFICE BLOCK, 97 DORP STREET, STELLENBOSCH, WESTERN CAPE. Telephone: 021-880 9391. Attorney Ref: ANGL-11-015.

**Case No: 3919/2022**

**Docex: 3**

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

**In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and LIONEL CECIL PAVERD, 1<sup>st</sup>  
Defendant and THARINA PAVERD, 2<sup>nd</sup> Defendant**

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

**2024-01-24, 10:00, SHERIFF'S OFFICE, PHILSONIA FLAT NR 4, 65 BREË STREET, PARYS**

In pursuance of a judgment of the above Honourable Court granted on 15 September 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 24 JANUARY 2024 at 10:00 at the SHERIFF'S OFFICE, PHILSONIA FLAT NR 4, 65 BREË STREET, PARYS

CERTAIN: ERF 1197 PARYS EXTENSION, DISTRICT PARYS, PROVINCE FREE STATE

ALSO KNOWN AS 24 ALLEMAN ROAD, PARYS, PROVINCE FREE STATE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: 1 140 (One Thousand One Hundred and Forty) SQUARE METRES

HELD: BY DEED OF TRANSFER NR T2486/2015

(SUBJECT TO THE CONDITIONS THEREIN CONTAINED)

DESCRIPTION : A residential unit consisting of 5 BEDROOMS, 3 BATHROOMS, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 1 DRESSING ROOM AND 1 ENTERTAINMENT ROOM. AN OUTBUILDING WITH 1 LAUNDRY AND 1 SEPARATE TOILET

(OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

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

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the

SHERIFF'S OFFICE, PHILSONIA FLAT NR 4, 65 BREë STREET, PARYS

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 fee of R10 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyers card.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, PARYS, will conduct the sale with auctioneer(s) SUSAN GOUWS AND/OR WESSEL GOUWS AND/OR COLET BARNARD.

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

SIGNED at BLOEMFONTEIN on this 29th day of November 2023.

Dated at Bloemfontein, 2023-12-21.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLB539 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct: 00000001

Case No: 262/2022

Docex: 3

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

**In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and MAMPE EDNA GRACE LETSOSO, 1<sup>st</sup> Defendant and BRIAN VUYANI GXAVU, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE**

In pursuance of a judgment of the above Honourable Court granted on 25 March 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 30 January 2024 at 10:00 at the SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE

CERTAIN: ERF 23148 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE

ALSO KNOWN AS 12 DAVID HARRIS STREET, CASSANDRA, KIMBERLEY, NORTHERN CAPE PROVINCE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 948 (Nine Hundred and Forty Eight) SQUARE METRES

HELD: By Deed of Transfer T2702/2011

DESCRIPTION : A residential unit consisting of 3 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM, 1 LIVING ROOM, 1 KITCHEN, 1 LAUNDRY ROOM, AND 1 COVERED PATIO. A COTTAGE WITH 2 BEROOMS AND 1 BATHROOM AND 2 CARPORTS.

(OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

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

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, NORTHERN CAPE PROVINCE

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, KIMBERLEY will conduct the sale with auctioneer KMM MPE.

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

SIGNED at BLOEMFONTEIN on this 24th day of November 2023

Dated at Bloemfontein, 2023-12-21.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLB529 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct: 00000001

Case No: 999/2022

Docex: 3

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

**In the matter between: CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and WILLIAM FRED PAIN, 1<sup>st</sup> Defendant and JOHANNA MARIA PAIN, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE**

In pursuance of a judgment of the above Honourable Court granted on 16 September 2022 and a Writ of Execution subsequently issued, the following property will be sold in execution on 30 January 2024 at 10:00 at the SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, PROVINCE NORTHERN CAPE

CERTAIN: ERF 13255 KIMBERLEY, SITUATE IN THE SOL PLAATJE MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE

ALSO KNOWN AS 16 SWARTBERG AVENUE, KIMBERLEY, NORTHERN CAPE PROVINCE

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 1 000 (One Thousand) SQUARE METRES

HELD: By Deed of Transfer T639/1976

DESCRIPTION: A residential unit consisting of 3 BEDROOMS, 2 BATHROOMS, 1 ENTRANCE HALL, 1 LOUNGE, 1 DINING ROOM AND 1 KITCHEN. A COTTAGE WITH 2 BEDROOMS, 1 BATHROOM, 1 LOUNGE AND 1 KITCHEN. OUTBUILDING WITH 1 GARAGE, 1 STAFF QUARTERS, 1 STAFF BATHROOM AND 1 CARPORT.  
(OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

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

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF'S OFFICE, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY, NORTHERN CAPE PROVINCE

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, KIMBERLEY will conduct the sale with auctioneer KMM MPE.

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

SIGNED at BLOEMFONTEIN on this 24th day of November 2023

Dated at Bloemfontein, 2023-12-21.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLM241 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct:

**Case No: 48271/2021**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Azwanielwi Walter Nemaguvhuni, First Judgment Debtor and Mary Nemaguvhuni, Second Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 10:00, 10 Liebenberg Street, Roodepoort**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Roodepoort South at the Sheriff's Offices, 10 Liebenberg Street, Roodepoort on Friday, 26 January 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort, who can be contacted on (011)760 2505/6, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 140 Lewisham Township Registration Division: IQ Gauteng Province Measuring: 495 square metres Deed of Transfer: T7669/2011 Also known as: 36 Lewis Street, Lewisham. Magisterial District: Mogale City Improvements: Main Building: 3 bedrooms, 1 bathroom, shower, toilet, kitchen, dining room. Outbuilding: 1 room x2 bedrooms, toilet. Other Detail: Brick walls, corrugated iron roof, concrete cement floors. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The office of the Sheriff for Roodepoort South will conduct the sale Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2024-01-03.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6795.

**Case No: 18335/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and MARCIA MMANAWA MODISE (Id No: 750524 0323 080), Execution Debtor/Defendant**

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

**2024-01-26, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 28th October 2020 and respectively in terms of which the following property will be sold in execution on 26 JANUARY 2024 at 09H30 by the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with reserve R570 000.00: PORTION 240 (A PORTION OF PORTION 2) OF LOT 131 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG, MEASURING 540 (FIVE HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER T43660/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 240 MOLECULE STREET, SUNROCK VILLAGE, KLIPPOORTJE, BOKSBURG ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, BATHROOM, LOUNGE, KITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF BOKSBURG. The office of the Sheriff for BOKSBURG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008.



(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

Dated at SANDTON, 2023-12-01.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: THE1797/0063.

**Case No: 1424/2022**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and SAMUEL GLADWIN SELEMELA, ID NO: 760302 5553 08 6, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-01-25, 10:00, THE SHERIFF OF THE HIGH COURT RUSTENBURG, 209 BAYERS NAUDE, RUSTENBURG.**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale WITHOUT A RESERVE PRICE will be held by the SHERIFF OF THE HIGH COURT RUSTENBURG on the 25th day of JANUARY 2024 at 10H00 at THE SHERIFF OF THE HIGH COURT RUSTENBURG AT 209 BAYERS NAUDE, RUSTENBURG 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 RUSTENBURG 209 BAYERS NAUDE, RUSTENBURG: ERF 364 WATERKLOOF EAST EXTENSION 12 TOWNSHIP REGISTRATION DIVISION J.Q., PROVINCE OF NORTH WEST MEASURING 546 (FIVE HUNDRED AND FORTY-SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T4857/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED AND ENFORCEABLE IN FAVOUR OF HEXRIVER LIFE STYLE ESTATES HOME OWNERS ASSOCIATION NPC SITUATED AT: 364 HEX RIVER LIFESTYLE ESTATE, RUSTENBURG. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (Refundable) cheque or eft for immovable property; d) All conditions applicable to registration. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed; the property is a complex consisting of: 1x LIVING ROOM, 1 BATHROOM, 3 BEDROOMS, 1 KITCHEN, 2X BLOCKS & STAIRS, 1X TOILET.

Dated at PRETORIA, 2023-12-18.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Email: [yolandi@hsr.co.za](mailto:yolandi@hsr.co.za). Attorney Ref: REF: T DE JAGER/RM/NA263.

**Case No: 25017/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and SABELO MOTHA (Identity Number: 820523 5561 088), Execution Debtor/Defendant**

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

**2024-01-26, 10:00, SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 26th JANUARY 2023 in terms of which the following property will be sold in execution on 26th JANUARY 2024 at 10:00 by the SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder with reserve of R420 000.00 ERF 4839 RIETVALEI EXTENSION 2 REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG MEASURING 228 (TWO HUNDRED AND TWENTY-EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T23273/2018 SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED ("the

Property") SITUATED AT: 4839 5TH STREET, RIETVALEI EXTENSION 2, KAGISO DOMICILIUM: 710 NDABA STREET, EMNDENI NORTH, SOWETO. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINNING ROOM, STUDY, 2 BEDROOMS, KITCHEN, LOUNDRY TOILET. OUTBUILDING: TOILET & BATHROOM, BEDROOM, KITCHEN. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH. The office of the Sheriff for ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT

Dated at SANDTON, 2023-12-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/THE1797/0271.

**Case No: 2021/52447**

**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 IGWE: CHIOMA MMALEKHINE (ID NO. 960918 1047 08 4), DEFENDANT**

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

**2024-01-31, 11:00, 99 - 8TH STREET, SPRINGS**

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 R217 401.30 will be held at the offices of the Sheriff SPRINGS at 99 - 8TH STREET, SPRINGS at 11:00 on 31 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. ERF 1098 SPRINGS TOWNSHIP, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY: DEED OF TRANSFER NUMBER T23424/2020, SITUATE AT: 53 - 8TH STREET, SPRINGS NEW with chosen domicilium citandi et executandi being 55-10TH STREET, SPRINGS. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Property is in a very poor condition and no warranty is given in respect thereof. MAIN BUILDING: lounge, family room, dining room, 1 bathrooms, master bedroom, 3 bedrooms and kitchen. OUT BUILDING: inner floor finishing - tiles, galvanised roof, palisade fencing, single story building, outer wall finishing - plaster and manual driveway gate. (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 SPRINGS, 99 - 8TH STREET, SPRINGS.

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: 113523/D GELDENHUYS / LM.

**Case No: 23094/2022**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Daniel Johannes Hendrik Van Den Berg, First Judgment Debtor and Adele Sharma Van Den Berg, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, No. 1 First Street, Cullinan**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Cullinan at the Sheriff's Office, No. 1 First Street, Cullinan on Thursday, 25 January 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff Cullinan, No. 1 First Street, Cullinan and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 841 (P/p 48) of the Farm Kameeldrift 298 Registration Division: JR Gauteng Province Measuring: 6 325 square metres Deed of Transfer: T24790/2017 Also known as: 1701 alternatively 841 Maroela Street, Kameeldrift. Magisterial District: Tshwane Central Improvements: Dwelling: A Double Storey House with: 4 bedrooms, 2 bathrooms, toilet, family room, entrance, lounge, dining room, kitchen, pantry. Outbuilding: 3 garages, 3 carports, swimming pool. Other Detail: Paving, plastered wall with electric fence. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii.Registration conditions

Dated at Pretoria, 2024-01-03.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/STA01/0971.

**Case No: 64907/2016**

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

**In the matter between: ABSA BANK LTD, PLAINTIFF and ORORISENG SOLOMON MOTSEPE, ID 851022 5417 088, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA at 11H00 at THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA on the 30TH day of JANUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE, 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE: A Unit consisting of - a) SECTION NO. 128 as shown and more fully described on Sectional Plan No. SS511/2010 in the scheme known as CRESCENDO in respect of the land and or building or buildings situate at ERF 1622 SAGEWOOD EXTENSION 18 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 58 (FIFTY EIGHT THOUSAND RAND) 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 ST73104/2012 Better known as: 128 Crescendo, 2 Wagner Lane, Sagewood Extension 18 Township 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=99961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R50 000.00 (Refundable) cheque or eft for immovable property; d) All conditions applicable to registration. e) The sale

will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: Sectional Title Consists of: Lounge, Kitchen, Bedroom and Bathroom.

Dated at PRETORIA, 2023-11-15.

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/DA3563.

**Case No: 2021/56192**

**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 SELLO: MPHOSARAH (ID NO: 870531 0306 08 5), DEFENDANT**

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

**2024-01-30, 10:00, CNR HUMAN AND KRUGER STREET OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 120 000.00 will be held by the offices of the Sheriff KRUGERSDORP at CNR HUMAN AND KRUGER STREET OLD ABSA BUILDING, GROUND FLOOR KRUGERSDORP CENTRAL at 10:00 on 30 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. ERF 259 WILDTUINPARK TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 411(FOUR HUNDRED AND ELEVEN ) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T22303/2020 .SITUATED AT: STAND 259 WILDTUINPARK ESTATE , ROBERT BROOM DRIVE , KRUGERSDORP residing at 2455 GUMENKE STREET , MOHALKENG , RANDFONTEIN . THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT".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 Krugersdorp. The office of the Sheriff A Erasmus 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 KRUGERSDORP CNR HUMAN AND KRUGER STREET OLD ABSA BUILDING GROUND FLOOR KRUGERSDORP CENTRAL.

Dated at BEDFORDVIEW, 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: 113623/D GELDENHUYS/LM.

Case No: 55066/2022

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and MAKWETSA ISAAC  
MAKGATO, Execution Debtor**

NOTICE OF SALE IN EXECUTION

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

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE OF R269 249,82 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF SOSHANGUVE AT AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK ON 25 JANUARY 2024 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE ACTING SHERIFF AT ZELDA PARK BUILDING OFFICE4 NO: 8A 570 GERRIT MARITZ STREET, PRETORIA NORTH, PRIOR TO THE SALE Certain: ERF 1477 SOSHANGUVE-M TOWNSHIP REGISTRATION DIVISION J.Q., PROVINCE OF GAUTENG MEASURING: 222 (TWO HUNDRED AND TWENTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER T32868/13 ALSO KNOWN AS : 6766 SETHOKGWA STREET, SOSHANGUVE-M Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING:Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X STEEL SHED The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R20 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/KFM1009).

Case No: 45504/2021

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 AHMED EBRAHIM CAJEE (Identity Number: 910422 5453 08 4), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 11:30, Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 22 AUGUST 2023 in terms of which the following property will be sold in execution on 24 JANUARY 2024 at 11h30 by The Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale to the highest bidder with reserve price of R707 601.00 CERTAIN: ERF 748 WHYCHWOOD TOWNSHIP REGISTRATION DIVISION: I.R. PROVINCE: GAUTENG MEASURING: 912 (NINE HUNDRED AND TWELVE) SQUARE METRES IN EXTENT AS HELD: UNDER DEED OF TRANSFER. T18837/2011 SITUATED AT: 22 HOLMOAK ROAD, WHYCHWOOD INVENTORY: 1 X LOUNGE, 1X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS DWELLING: 2 X BEDROOMS, 1 X BATHROOM, 1 X KITCHEN, 1 X LOUNGE (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 Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale. The Sheriff Germiston North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Germiston North at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-11-20.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: Y Johnson/ 319733/C19/NM - E-mail: [nontobeko@yjinc.co.za](mailto:nontobeko@yjinc.co.za).

**Case No: 37848-2022**

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

**In the matter between: FIRSTSTRAND MORTGAGE COMPANY (RF) PTY LTD, Execution Creditor and VINCENT THABANG MAGANA, First Execution Debtor and BOITUMELO VELENCIA SADIKI, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 11:00, SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE PRICE OF R 477 590.07 WILL BE HELD AT THE OFFICES OF THE SHERIFF TSHWANE NORTH AT CNR OF 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3 ON 26 JANUARY 2024 AT 11H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECT AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: A unit consisting of- a) Section Number 39 as shown and more fully described on Sectional Plan Number SS 139/ 2020 in the scheme known as PRINCETON PARK 1 in respect of the land and building or buildings situated at ERF 2078 CHANTELLE EXTENSION 47 TOWNSHIP, Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, 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 ST 52971/2020 SUBJECT to such conditions as set out in the aforesaid Title Deed. AND SUBJECT to the conditions imposed by CHANTELLE EXT 47 HOME OWNERS ASSOCIATION NPC, Registration number 2016/434395/08. Measuring: 61 ( SIXTY ONE) SQUARE METERS IN EXTENT; ALSO KNOWN AS 6009 KWEBU STREET, PRINCETON PARK 1, CHANTELLE EXT 47 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOM, 1 X SHOWER, 2 X W/C, 2 X CARPORTS The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: KFM1000/F COETZER/jt.

Case No: 33422/2019

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 EDGAR ESSAU MUTLE (IDENTITY NUMBER: 590413 5800 08 2), FIRST DEFENDANT and MARY-JANE TLHAKANTSI (IDENTITY NUMBER: 641104 0691 08 4, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 07 JUNE 2022 in terms of which the following property will be sold in execution on 26 JANUARY 2024 at 11h00 by The Sheriff Tshwane North at 3 Vos & Brodick Avenue, The Orchards Ext3 to the highest bidder with reserve price of R880 432.75. CERTAIN: ERF 1545 THE ORCHARDS EXTENSION 11 TOWNSHIP REGISTRATION DIVISION: J.R. PROVINCE: GAUTENG MEASURING: 836 (EIGHT HUNDRED AND THIRTY SIX) SQUARE METRES AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T104832/1994 SITUATED AT: 38 VAN BILJON STREET THE ORCHARDS EXT 11 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 38 VAN BILJON STREET THE ORCHARDS EXT 11 INVENTORY: 1 entrance, 1 lounge, 1 dining, 1 kitchen, 3 bedroom, 2 bathroom, 1wc, 2 garages, 4 carports (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the 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 Tshwane North at 3 Vos & Brodick Avenue, The Orchards Ext3. The Sheriff Johannesburg Tshwane North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of 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 Tshwane North at 3 Vos & Brodick Avenue, The Orchards Ext3, 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: Y Johnson/ M140/318486/SN - E-mail: [scelo@yjinc.co.za](mailto:scelo@yjinc.co.za).

Case No: 20322/2021

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and TSETSENGWA WILLEM MOVUNDLELA, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE OF R300 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG ON 26 JANUARY 2024 AT 09H30 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: A UNIT CONSISTING OF: (a) Section No 133 as shown and more fully described on Sectional Plan No. SS214/2009, in the scheme known as PEBBLE FALLS in respect of the land and building or buildings situate at COMET EXTENSION 1 TOWNSHIP; LOCAL AUTHORITY : EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 62 (sixty two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of Transfer number ST40610/2009 and subject to the conditions set out in the aforesaid deed ALSO KNOWN AS : UNIT 133 (DOOR 133) PEBBLE FALLS, 1 GRAAFF STREET, COMET



EXTENSION 1 Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 2 X BATHROOMS, 1 X SHOWER, 2 X W/C, 1 X CARPORT The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/KFM978.

**Case No: 51379/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and SIBONGISENI IKE MAXY HADEBE, ID: 810604 6240 088, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-01, 10:00, SHERIFF OF THE HIGH COURT VEREENIGING at 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 R100 000.00 will be held by the SHERIFF OF THE HIGH COURT VEREENIGING on the 1ST day of FEBRUARY 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: PORTION 236 OF ERF 4203 STRETFORD EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: I.Q; GAUTENG PROVINCE MEASURING: 180 (ONE EIGHT ZERO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T106919/2016 SUBJECT TO THE CONDITIONS CONTAINED THEREIN BETTER KNOWN AS: 236/4203 OFF EAGLE ROAD, STRETFORD EXTENSION 1. 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, 2023-11-23.

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/SA3112.



Case No: 2022-033125

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and THAMSANQA NKWAYANYA (Identity Number: 930420 5449 082), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 23RD day of JANUARY 2023 in terms of which the following property will be sold in execution on 30 JANUARY 2024 at 10:00 by the SHERIFF JOHANNESBURG SOUTH at SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR to the highest bidder with reserve of R905 204.76: ERF 597 REGENTS PARK ESTATE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T3904/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Also known as: 94 VICTORIA STREET, REGENTS PARK ESTATE, JOHANNESBURG (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1 LAUNDRY ROOM, 4 BEDROOMS, KITCHEN, 1 BATHROOM, 1, SHOWER, DINING ROOM, LOUNGE. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Take further note that: 1. This is a sale in execution pursuant to a Judgment obtained in the above Court. 2. The rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R15 000.00 in cash. d) Registration conditions. The conditions shall lie for inspection at the office of the JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. for 15 days prior to the date of sale. The office of the Sheriff Johannesburg South will conduct the sale with auctioneers J.A Thomas and/or P. ORA and/or A JEGELS. Advertising costs at current publication rates and sale costs according to Court rules.

Dated at SANDTON, 2023-12-06.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: R GCUMENI/THE1797/0494.

Case No: 70484/2019

Docex: DX 136, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and KHATOON BI THALIB MANGERA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 08h00, Office of the Sheriff of the High Court, 5, 2nd Avenue, Cnr Station Road, Armadale (Known as Viking)**

In terms of a judgment granted on 9 NOVEMBER 2020 and 18 NOVEMBER 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 24 JANUARY 2024 at 08h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No. 5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), to the highest bidder, without reserve, in accordance with the Court Order granted on 18 NOVEMBER 2022. DESCRIPTION OF PROPERTY ERF 3220 LENASIA EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 317 (THREE HUNDRED AND SEVENTEEN) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T23490/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 23 Elm Avenue, Lenasia Extension 2 MAGISTERIAL DISTRICT: LENASIA IMPROVEMENTS 2 x Bedrooms, Kitchen, Dining Room, Bathroom. The property has a tiled roof and is a plastered house The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the

date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No.5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) registration fee in the amount of R50 000,00 (refundable). (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-12-01.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239 Attorney Ref: FORECLOSURES / F85883 / TH.

Case No: 2708/2021

Docex: DX 136, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and FRANCINA SEKWALO, First Defendant and FAITH MANANA SEKWALO, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 08:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE**

In terms of a judgment granted on 31 AUGUST 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 24 JANUARY 2024 at 08h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No.5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), to the highest bidder, with the reserve price R295,179.00 (TWO HUNDRED AND NINETY-FIVE THOUSAND ONE HUNDRED AND SEVENTY-NINE RAND). DESCRIPTION OF PROPERTY ERF 22823 MEADOWLANDS TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 191 (ONE HUNDRED AND NINETY-ONE) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T32980/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 73 More Street, Meadowlands MAGISTERIAL DISTRICT: LENASIA IMPROVEMENTS MAIN DWELLING: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 1 x Bathroom OUTBUILDING: 1 x Bedroom and 1 Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No.5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R50 000,00 (refundable). (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-12-27.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT7978 / TH.

**Case No: 15370/2022****Docex: DX 136, PRETORIA**

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

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

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

**2024-01-24, 08h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE**

In terms of a judgment granted on 13 MARCH 2023 and 23 AUGUST 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 24 JANUARY 2024 at 08h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No.5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), to the highest bidder, with the reserve price set at R104,794.00 (ONE HUNDRED AND FOUR THOUSAND SEVEN HUNDRED AND NINETY-FOUR). DESCRIPTION OF PROPERTY ERF 1158 ELDORADOPARK TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING: 278 (TWO HUNDRED AND SEVENTY-EIGHT) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T8863/2009 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 38 Fontein Street, Eldorado Park MAGISTERIAL DISTRICT : LENASIA IMPROVEMENTS MAIN DWELLING: 1 x Lounge, 1 x Kitchen, 2 x Bedrooms and 1 x Bathroom OUTBUILDING: 1 x Garage The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA situated at No.5 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R50 000,00 (refundable). (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-01-03.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F81001 / TH.

**Case No: 4488/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and PIA ALTHEA MERCIA PYPERS (ID NO. 711015 0266 08 8), Defendant**

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

**2024-01-24, 10:00, SHERIFFS OFFICE: 48 CHURCH STREET STRANDFONTEIN**

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 R382 000.00 will be held on WEDNESDAY, 24 JANUARY 2024 at 10h00 at the SHERIFFS OFFICE: 48 CHURCH STREET STRANDFONTEIN The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. ERF 23578 MITCHELLS PLAIN; SITUATED IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 144 (ONE HUNDRED AND FORTY-FOUR) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T82072/2005; SITUATE AT 7 BOSKLOOF ROAD, MITCHELLS PLAIN. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - A SEMI-DETACHED AND MORTAR DWELLING, COVERED UNDER A TILED ROOF, FLOORS ARE TILED, CONSISTING OF, 3 X BEDROOMS, KITCHEN, LOUNGE, 1 X BATHROOM, 1 X SHOWER AND 1 X TOILET. BOUNDARY IS FENCED WITH VIBRACRETE. GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a

bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. - T. STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA801/1034.

**Case No: 19378/2018**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and ALEXANDER FRED KAMPIES (ID NO. 710403 5261 08 3), First Defendant and WENDA CHRISTINA KAMPIES (ID NO. 591124 0122 08 8), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 10:00, SHERIFF'S OFFICE MITCHELLS PLAIN SOUTH: 48 CHURCH WAY STRANDFONTEIN**

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 R708 000.00 will be held on WEDNESDAY, 24 JANUARY 2024 at 10h00 at the SHERIFF'S OFFICE MITCHELLS PLAIN SOUTH: 48 CHURCH WAY STRANDFONTEIN. The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. ERF 49058 MITCHELLS PLAIN, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE; IN EXTENT: 220 (TWO HUNDRED AND TWENTY) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T19752/2008; SITUATE AT 5 WINTON CLOSE, MITCHELLS PLAIN; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed:- PRECAST/ BRICK WALLS, CLAY TILE ROOF, CONCRETE BLOCK WALL TYPE, 3 X BEDROOMS, KITCHEN, LOUNGE, 1 X BATHROOM, SWIMMING POOL. GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008. 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA801/0589.

Case No: 35877/2018

Docex: 19, Pretoria

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF  
and MOTSEPE, BANAKILE PEARL TETE, IDENTITY NUMBER: 730203 0375 085, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 11:00, THE OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH at 3 VOS &  
BRODRICK AVENUE, THE ORCHARDS EXT 3**

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 R900 000.00, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 on 26 JANUARY 2024 at 11h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. ("VOETSTOOTS"). PROPERTY: ERF 1835 SINOVILLE EXTENSION 4 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY REGISTRATION DIVISION: J.R., PROVINCE OF GAUTENG MEASURING: 1020 (ONE, ZERO, TWO, ZERO) SQUARE METRES HELD UNDER DEED OF TRANSFER NO: T7136/2016 PROPERTY ZONED: Residential ALSO KNOWN AS: 369 HENRY CRESCENT, SINOVILLE, EXTENSION 4, PRETORIA. IMPROVEMENTS: TILE ROOF HOUSE CONSISTING OF: 3 BEDROOMS, 2.0 BATHROOMS, 2 CARPORTS, KITCHEN, 2 LIVING ROOMS, LAUNDRY AND 2 GARAGES. (PARTICULARS NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee, prior to the commencement of the auction in order to obtain a buyer's card.

Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN2890.

Case No: 35711/2019

Docex: Docex 235 Pretoria

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and KALONJI DIEUDONNE (IDENTITY NUMBER: 691122 5903 26 1), MUKENDI First Execution Debtor/ Defendant and BUMBA MUKENDI (IDENTITY NUMBER: 781225 2059 26 7), Second Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-24, 11:30, SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET,  
EDENVALE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R1 300 000.00 will be held at the office of the SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE on WEDNESDAY, 24 JANUARY 2024 at 11H30 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: LOUNGE, KITCHEN, DINING ROOM, 1 X BATHROOM, 3 X BEDROOMS OUT BUILDING: WORKSHOP, CARPORT, STORE COTTAGE: 2 X BEDROOMS, 1 X BATHROOM, KITCHEN TYPE SITE IMPROVEMENTS: ELECTRIC FENCE/ PRECAST, BRICK PAVING (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 358 HURLYVALE EXTENSION 1 TOWNSHIP MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T41473/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 54 HURLYVALE AVENUE, HURLYVALE EXTENSION 1. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of

sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA legislation with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF GERMISTON NORTH situated at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0527.

**Case No: 11751/2017**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor/Plaintiff and ZAZI SIBUSISO MAZIBUKO (IDENTITY NUMBER: 761218 5286 08 0), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-19, 11:00, ACTING SHERIFF BALFOUR at MAGISTRATE'S COURT, FRANK STREET**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with NO reserve will be held at the office of the ACTING SHERIFF BALFOUR at MAGISTRATE'S COURT, FRANK STREET on FRIDAY, 19 JANUARY 2024 at 11H00 HRS the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of ACTING SHERIFF HEIDELBERG at 40 MARE STREET, HEIDELBERG 1441. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 4 X BEDROOMS, 2 X BATHROOMS, LOUNGE, DINING ROOM, KITCHEN, DOUBLE GARAGE WITH DOMESTIC ROOM, CORRIGATED IRON ROOF, TILES THROUGH OUT THE HOUSE, HALF BUILT STOEP, OLD ZINK BUILDINGS BUILT ONTO THE HOUSE. \*PLEASE NOTE THAT THE HOUSE IS NOT IN A GOOD CONDITION. (Improvements / Inventory - Not Guaranteed) CERTAIN: PORTION 2 OF ERF 1814 BALFOUR TOWNSHIP REGISTRATION DIVISION I.R., MPUMALANGA PROVINCE MEASURING: 1877 (ONE THOUSAND EIGHT HUNDRED AND SEVENTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T47725/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS. SITUATED AT: (STAND NUMBER 1814) 27B CHARLES STREET, BALFOUR, MPUMALANGA. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF BALFOUR, MAGISTRATE'S COURT, FRANK STREET. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA registration with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5.

The sale will be conducted at the offices of SHERIFF BALFOUR situated at MAGISTRATE'S COURT, FRANK STREET. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: Attiyah Hassim/NN/FOR2/0837.

**Case No: 17559/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and MAMOHLALEFI FLORENCE LEKHEHLE (ID NO. 751228 0756 08 8), Defendant**

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

**2024-01-24, 10:00, SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN**

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 R670 000.00 will be held on WEDNESDAY, 24 JANUARY 2024 at 10h00 at the SHERIFFS OFFICE: 48 CHURCH WAY STRANDFONTEIN. The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MITCHELLS PLAIN SOUTH. ERF 47828 MITCHELLS PLAIN, SITUATED IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE, IN EXTENT: 253 (TWO HUNDRED AND FIFTY-THREE) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T45201/2014; SITUATE AT 25 MAINSTAY WAY, MITCHELLS PLAIN. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed: - GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008. 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA801/1072.

**Case No: 3507/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Registration Number: 1962/000738/06, Execution Creditor and NAZIR MAHOMED Identity Number: 601202 5165 084, First Execution Debtor and GALIMA MAHOMED Identity Number: 661124 0162 089, Second Execution Debtor**

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

**2024-01-24, 11:00, SHERIFF WELKOM, 366 Stateway, Doorn, Welkom**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 08 JUNE 2023 in terms of which the following property will be sold in execution on 24 JANUARY 2024 at 11H00 by the SHERIFF WELKOM, 366 Stateway, Doorn, Welkom, with a reserve price of R369 772.27. A Unit consisting of: SECTION: No 4 as shown and more fully described on Sectional Plan No. SS20/1990, in the scheme known as CHRISANETTE in respect of the land and building or buildings situated at WELKOM (EXTENSION 3),

MATJHABENG LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan 114 (ONE HUNDRED AND FOURTEEN) 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 ST513/2003. SITUATED: 4 CHRISANETTE, 136 CALIBAN STREET, BEDELIA, WELKOM. THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed) : MAIN BUILDING: " Lounge; 2 x Bedrooms; Kitchen; 1 x Bathroom; Roof: Tile; Fencing: Diforks; OUTBUILDINGS: " Other: Cupboard. Condition Garden: Good. Carport: Yes. Condition of property: Good. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Welkom, 366 Stateway, Doorn, Welkom. The sale will be conducted at the Sheriff's office Welkom with auctioneer Clayton Peter Brown. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A. Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration fee is R15 000.00 (Refundable) NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected 24 hours prior to the auction, at the office of the Sheriff of the High Court, Welkom.

Dated at BLOEMFONTEIN.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/ISS618.

**Case No: 38051/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and PHINDILE PLAATYI - ID NO. 691009 5796 086, 1<sup>st</sup> Defendant and THANDISWA JULIA PLAATYI - ID NO: 701223 1224 088, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, ACTING SHERIFF SOSHANGUVE, AZANIA BUILDING, CNR OF ISCOR AVENUE AND IRON TERRACE, WEST PARK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve price of R475 000.00 will be held BY THE ACTING SHERIFF SOSHANGUVE, AZANIA BUILDING, CNR OF ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA on 25 JANUARY 2024 at 10H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the ACTING SHERIFF OF SOSHANGUVE, ZELDA PARK BUILDING, OFFICE NO 8A GERRIT MARITZ STREET, PRETORIA NORTH

BEING: ERF 751 SOSHANGUVE - M TOWNSHIP, REGISTRATION DIVISION J.R. GAUTENG PROVINCE

MEASURING 828 (EIGHT HUNDRED AND TWENTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER: T85557/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 6897 FLOWER STREET, SOSHANGUVE - M, PRETORIA

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

2 X BEDROOMS, 1. X BATH ROOMS, 1 X KITCHEN, 1 X LIVING ROOM AND 3 X OUTSIDE ROOMS, 1 X TOILET AND 1 X CAR PORT



In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED AND ONE THOUSAND RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-12-07.

Attorneys for Plaintiff(s): Delberg Attorneys, Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361 5001. Fax: (012) 361 6311. Attorney Ref: VIJAYTA RANA/ sn / NHL0402.

**Case No: 2019/26001**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and SMITH, MERVIN HENRY, 1st Defendant and SMITH, ZANDRI, 2nd Defendant, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, Sheriff Boksburg, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R750 000,00, will be held by the Sheriff, Boksburg at 182 Leeuwpoot Street, Boksburg on the 26th day of January 2024 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff 182 Leeuwpoot Street, Boksburg

CERTAIN: ERF 297 FREEWAY PARK TOWNSHIP, REGISTRATION DIVISION I,R., THE PROVINCE OF GAUTENG

IN EXTENT: 1 034 (ONE THOUSAND AND THIRTY-FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T45230/2014

SITUATION: 5 DROSTY STREET, FREEWAY PARK, BOKSBURG

IMPROVEMENTS: (not guaranteed): LOUNGE, 4 BEDROOMS, KITCHEN, 2 BATHROOMS, DOUBLE GARAGE, STOREROOM

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

- 6% on the first R100 000,00 of the proceeds of the sale; and
- 3.5% on R100 001,00 to R400 000,00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000,00 plus VAT in total and a minimum of R3 000,00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at Johannesburg, 2023-12-07.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N02651. E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Arena Holdings

Case No: 30778/2021

Docex: Docex 262, JOHANNESBURG

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MORRIS, E O, First Defendant and MORRIS, S E, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 10:00, Sheriff of the High Court, Westonaria at 50 Edwards Avenue, Westonaria**

This is a sale in execution pursuant to a Judgment obtained in the above Honourable Court dated 8 May 2023 in terms of which the following property will be sold in execution by the Sheriff of the High Court Westonaria at 50 Edwards Avenue, Westonaria on the 26 January 2024 at 10h00, subject to a reserve price of R360,000.00 (Three Hundred And Sixty Thousand Rand). Certain Erf 2623, Eldorado Park Extension 3; Registration Division: I.Q.; situated at 23 Kamassie Street, Eldorado Park, Extension 3; measuring 336 square metres; Zoned: Residential; held under Deed of Transfer No. T5843/2019. Improvements: (The nature, extent, condition and existence of the improvements are not guaranteed) 3 x Bedrooms, 2 Bathrooms, Lounge, Dining Room and Kitchen. The Purchaser shall in addition to the Sheriff's commission, which is 6% on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 per cent on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Westonaria at 50 Edwards Avenue, Westonaria. The Sheriff Westonaria will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. URL <http://www.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 (refundable) one (1) day prior to the sale by way of EFT or bank guaranteed cheque, NO CASH ACCEPTED, 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 Westonaria at 50 Edwards Avenue, Westonaria during normal office hours Monday to Friday.

Dated at JOHANNESBURG, 2023-12-12.

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/RN5774.

Case No: 12352/2020

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and MPOH MAKHETHA (IDENTITY NUMBER: 800903 5843 08 8), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort**

In pursuance of a judgment and warrant granted on 30 November 2020 and 14 December 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 26 January 2024 at 10:00 by the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort to the highest bidder:- CERTAIN: PORTION 87 OF ERF 13767 KAGISO EXTENSION 8 TOWNSHIP, SITUATED: 87/13767 ALBERT LUTHULI STREET, KAGISO, 1754, MAGISTERIAL DISTRICT: MOGALE CITY, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 250 (TWO HUNDRED AND FIFTY) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, OUTBUILDING: 1 X CARPORT, OTHER: WALLING - BRICK, PLASTERED AND PAINTED, PAVING, ROOF TYPE - TILE. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 14 June 2022 and prepared by a Professional Associated Valuer: Derek Gabriels and a Professional Valuer: Theo Padayachee. Access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION

DEBTOR, MPHO MAKHETHA (IDENTITY NUMBER: 800903 5843 08 8), under his name under Deed of Transfer No. T8208/2013. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB001735.

Dated at PRETORIA, 2023-12-19.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001735.

**Case No: 12352/2020**

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and MPHO MAKHETHA (IDENTITY NUMBER: 800903 5843 08 8), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort**

In pursuance of a judgment and warrant granted on 30 November 2020 and 14 December 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 26 January 2024 at 10:00 by the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort to the highest bidder:- CERTAIN: PORTION 87 OF ERF 13767 KAGISO EXTENSION 8 TOWNSHIP, SITUATED: 87/13767 ALBERT LUTHULI STREET, KAGISO, 1754, MAGISTERIAL DISTRICT: MOGALE CITY, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 250 (TWO HUNDRED AND FIFTY) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, OUTBUILDING: 1 X CARPORT, OTHER: WALLING - BRICK, PLASTERED AND PAINTED, PAVING, ROOF TYPE - TILE. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 14 June 2022 and prepared by a Professional Associated Valuer: Derek Gabriels and a Professional Valuer: Theo Padayachee. Access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION DEBTOR, MPHO MAKHETHA (IDENTITY NUMBER: 800903 5843 08 8), under his name under Deed of Transfer No. T8208/2013. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB001735.

Dated at PRETORIA, 2023-12-19.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001735.

**Case No: 54681/2021**

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 MZIWAMADODA REUBEN SKOSANA (IDENTITY NUMBER: 680530 5432 08 6), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, Sheriff Randfontein at 19 Pollock Street, Randfontein**

In pursuance of a judgment and warrant granted on 11 May 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 31 January 2024 at 10:00 by the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein to the highest

bidder:- CERTAIN: ERF 313 FINSBURY TOWNSHIP, SITUATED: 54 BLOUBERG AVENUE, FINSBURY, RANDFONTEIN, 1759, MAGISTERIAL DISTRICT: RANDFONTEIN, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 998 (NINE HUNDRED AND NINETY 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: DWELLING CONSISTS OF: RESIDENTIAL, 3 X BEDROOMS, 2 X BATHROOMS, 1 X TV/LIVING ROOM, 1 X DINING ROOM, 1 X LOUNGE, 1 X GARAGE, 1 X KITCHEN, 1 X OUTBUILDING, TILED ROOF, BRICK FENCING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 27 September 2023 and prepared by the Deputy Sheriff of the office of the Sheriff Randfontein: I.C. Nakene. Access was gained to the property when the valuation was conducted.) HELD by the EXECUTION DEBTOR, MZIWAMADODA REUBEN SKOSANA (IDENTITY NUMBER: 680530 5432 08 6), under his name under Deed of Transfer No. T10485/2013. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: ejacobs@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB002148

Dated at PRETORIA, 2023-12-18.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB002148.

**Case No: 883/2017**

**Docex: 1**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Judgment Creditor and SIYANDA HALA, Judgement Creditor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 10:00, Magistrate's Court, Hendrick Potgieter Street, Steynsburg**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 19 April 2017 by the above Honourable Court, the following property will be sold in Execution without reserve on Friday, the 26th January 2024 at 11h00 by the Sheriff of the Court at the Magistrates Court, Hendrik Potgieter Street, Steynsburg.

Property Description:

1. ERF 745 STEYNSBURG, IN THE GARIEP MUNICIPALITY, DIVISION OF STEYNSBURG, PROVINCE OF THE EASTERN CAPE

IN EXTENT 604 (SIX HUNDRED AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T58440/08

And :

2. ERF 749 STEYNSBURG, IN THE GARIEP MUNICIPALITY, DIVISION OF STEYNSBURG, PROVINCE OF THE EASTERN CAPE

IN EXTENT 694 (SIX HUNDRED AND NINETY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T58440/08

And :

3. ERF 768 STEYNSBURG, IN THE GARIEP MUNICIPALITY, DIVISION OF STEYNSBURG, PROVINCE OF THE EASTERN CAPE

IN EXTENT 694 (SIX HUNDRED AND NINETY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T58440/08

And:

4. ERF 769 STEYNSBURG, IN THE GARIEP MUNICIPALITY, DIVISION OF STEYNSBURG, PROVINCE OF THE EASTERN CAPE

IN EXTENT 694 (SIX HUNDRED AND NINETY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T58440/08

Commonly known as: Venter Street, Steynsburg

DESCRIPTION: VACANT PLOTS

The Conditions of Sale will be read prior to the sale and may be inspected at:

The Sheriff's Office, 79 Smith Street, Molteno.

**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, 2023-11-14.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, Hanekom Bester Attorneys, 6 Church Street, Burgersdorp. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.H45. Attorney Acct: DRAKE FLEMMER & ORSMOND INC.

**Case No: 4955/2021**

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

**In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No: 2013/222429/07), Applicant/Plaintiff and BIYANA: FABIA (ID: 830608 0552 089), 1st Respondent/Defendant and BIYANA: MADODA SIMPHIWE BRIAN (ID: 810602 5601 086), 2nd Respondent/Defendant**

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

**2024-01-25, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 30TH MAY 2023 in terms of which the following property will be sold in execution on 25th of JANUARY 2024 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with reserve price of R440 000.00: PORTION 41 OF ERF 17893 PROTEA GLEN EXTENSION 14, TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 323 (THREE HUNDRED AND TWENTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T48393/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; ("the Property") ALSO KNOWN AS: 41 - 17893 KING FISHER STREET, PROTEA GLEN, EXTENSION 14, SOWETO ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, BATHROOM, 2BEDROOMS, KITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST. The office of the SHERIFF SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the

Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOP STREET, PROTEA NORTH.

Dated at SANDTON, 2023-11-30.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: S KOWLASER/HOU82/0265.

**Case No: 2020/32839**

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

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

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-31, 10:00, ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R714,000.00 reserve will be held at 19 Pollock Street, Randfontein, for the above named Defendants, and has arranged for the immovable property to be sold by the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein at 10:00, on 31 January 2024 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein prior to the sale : CERTAIN: ERF 1078 GREENHILLS TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 1138 SQUARE METRES HELD BY DEED OF TRANSFER T50593/2018 Which bears the physical address: 10 Duiker Street, Greenhills, Randfontein The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Entrance Hall, Family Room, Dining Room, Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC'S, 2 Out garages THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein. The office of the Sheriff of the High Court Randfontein will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the ACTING SHERIFF RANDFONTEIN - 19 Pollock Street, Randfontein

Dated at SANDTON, 2024-01-02.

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

**Case No: 31544/2021**

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

**In the matter between: SAWINDU 08(RF)(PTY) LIMITED (Registration No. 2013/222429/07),  
Applicant/Plaintiff and BRUCE NCUBE (ID: 731225 7047 086), Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-31, 08:00, SHERIFF LENASIA at NO. 5 – 2nd AVENUE, CNR STATION ROAD, ARMADALE  
(KNOWN AS VIKING)**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 07th day of MARCH 2023 in terms of which the following property will be sold in execution on 31st day of JANUARY

2024 at 08:00 by the SHERIFF LENASIA at NO. 5 - 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) to the highest bidder with reserve of R600 000.00: ERF 3718 LEHAE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, MEASURING 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T45460/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; (to be specially executable.) SITUATED AT: ERF 3718 - 15 HAMSTER STREET, EXTENSION 1, LEHAE LENASIA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, 2 BEDROOMS, KITCHEN, 1XBATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SOWETO EAST. The offices of the Acting Sheriff for SOWETO EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF LENASIA at NO. 5 - 2nd AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING).

Dated at SANDTON, 2023-11-30.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: S KOWLASER /HOU82/0321.

**Case No: 2019/49066**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and GERALD MOODLEY (First Judgment Debtor) and VALENCIA GOVENDER (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-30, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R1,000,000.00 will be held at 614 James Crescent, Halfway House, Halfway House, against the above named Defendants, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House on 30 January 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House prior to the sale : CERTAIN: Erf 891 Halfway Gardens Extension 108 Township Registration Division J.R The Province of Gauteng Measuring 405 (four hundred and five) square metres Held by deed of transfer T52984/2017 subject to the conditions therein contained and more especially subject to the conditions imposed in favour of Kirstenbosch Homeowners Association (NPC) Which bears the physical address: 23 Kirsensbosch, 7th Road, Halfway Gardens Extension 108, Midrand. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC's, 1 Out Garage, Car port and Patio THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House . The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The sale will

be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to <https://www.shha.online/> to register and participate online of the aforementioned property of the Judgment Debtor. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand.

Dated at SANDTON, 2024-01-02.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT14198.

**Case No: 2022/56985**

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

**In the matter between: FIRSTRAND BANK LIMITED - (Execution Creditor) and MATSIMELA: MAGDELINE MPHO - 1st Judgment Debtor and MALEKANE: SAMUEL NTISENG - 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2024-01-31, 09:00, SHERIFF OF THE HIGH COURT LENASIA - 5, 2nd Avenue & Station Road, Armadale, Soweto**

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 R396,288.00 will be held at 5, 2nd Avenue & Station Road, Armadale, Soweto, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT LENASIA - 5, 2nd Avenue & Station Road, Armadale, Soweto, on 31 January 2024 at 09:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT LENASIA - 5, 2nd Avenue & Station Road, Armadale, Soweto prior to the sale: CERTAIN: Portion 4 of Erf 8520 Protea Glen Extension 11 Township Registration Division I.Q The Province of Gauteng Measuring 443 (four hundred and forty three) square metres Held by deed of transfer T49548/2013 Which bears the physical address: 10 Logwaja Street, Protea Glen Ext 11. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 WC, 2 Servant's quarters, Storeroom, Outside bathroom/WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00 plus 15% VAT on commission in Cash or in the form of a bank cheque, immediately on the closing of the bid. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT LENASIA - 5, 2nd Avenue & Station Road, Armadale, Soweto, prior to the sale. The office of the SHERIFF OF THE HIGH COURT LENASIA 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 registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT LENASIA - 5, 2nd Avenue & Station Road, Armadale, Soweto

Dated at SANDTON, 2024-01-02.

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/MAT19515.



Case No: 45479/2019

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Saul Mkhabela,  
First Judgment Debtor and Refiloe Alice Mokoena, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 Leeuwpoot Street, Boksburg**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 26 January 2024 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4, and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 7075 Windmill Park Ext 20 Township Registration Division: IR Gauteng Province Measuring: 693 square metres Deed of Transfer: T12985/2012 Also known as: 7075 Amdada Street, Windmill Park Ext 20, Boksburg. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, bathroom/toilet, kitchen, dining room. Outbuilding: Carport. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2024-01-03.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F4827.

Case No: 2021/6171

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

**In the matter between: FIRSTRAND BANK LIMITED - (Execution Creditor) and ALFRED ALI BALOYI - 1st  
Judgment Debtor and DINAH FALEDI MOKWANE - 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-26, 11:00, 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 R315,350.38 will be held at 3 Vos & Brodrick Avenue, The Orchards Ext 3, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT TSHWANE NORTH - 3 Vos & Brodrick Avenue, The Orchards Ext 3, on 26 January 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH - 3 Vos & Brodrick Avenue, The Orchards Ext 3 prior to the sale: CERTAIN PORTION 24 OF 7286 SOSHANGUVE EAST EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG; MEASURING 160 (ONE HUNDRED AND SIXTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T74578/2017 SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN Which bears the physical address: 6642 Bulelani Street, Soshanguve East Extension 4, Pretoria The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC, 2 Carports 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 and a minimum of R3,000.00 plus 15% VAT on commission in Cash or in the form of a bank cheque, immediately on the closing of the bid. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3.The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT TSHWANE NORTH - 3 Vos & Brodrick Avenue, The Orchards Ext 3 , prior to the sale. The office of the SHERIFF OF THE HIGH COURT TSHWANE NORTH will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT TSHWANE NORTH - 3 Vos & Brodrick Avenue, The Orchards Ext 3

Dated at SANDTON, 2024-01-02.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/SV/MAT18670.

Case No: 2022/2577

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and MTHUTHUZELI NTSIKO (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-30, 11:00, 614 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 with a reserve price of R1,400,000.00 will be held at 614 James Crescent, Halfway House, Halfway House, against the above named Defendants, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House on 30 January 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House prior to the sale : CERTAIN: Erf 465 Vorna Valley Township Registration Division I.R. Province of Gauteng Measuring 1149 (One Thousand One Hundred and Forty Nine) Square Metres Held by Deed of Transfer Number T1594/201 Which bears the physical address: 55 Gustav Preller Street, Vorna Valley. 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, Family Room, Dining Room, Study, Kitchen, Pantry, 5 Bedrooms, 2 Bathrooms, 2 Showers, 3 WC's, 2 Out Garages, 2 Car ports, Servant's quarters, Outside storeroom, Outside bathroom/WC, Rondavel, 2 Covered patios THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House . The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House

Dated at SANDTON, 2024-01-02.

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: Barbara Seimenis/SV/MAT18068.

Case No: 30284/2021

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and THULANI VICTOR MARELE (Identity Number: 961107 5828 08 2), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 14:00, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 28TH October 2021 in terms of which the following property will be sold in execution on 25th JANUARY 2024 at 14h00 by the SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON

to the highest bidder with reserve of R500 000.00 PORTION 1 OF ERF 223 RIVERSDALE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 8094 (EIGHT THOUSAND AND NINETY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T33799/2020 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. ("the Property") SITUATED: 97 JAN NEETHLING STREET, RIVERSDALE (PASSES THROUGH VALSRIVIER STREET ACCORDING TO MIDVAAL MAP) ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: IMPROVEMENT: LOUNGE, DINNINGROOM, KITCHEN, 3XBEDROOMS, BATHROOM, TOILET, 2XGARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows: 6% on the first R100 000.00 of the proceeds of sale, 3.5% on R100 001.00 to R400 000.00 and, 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00, plus VAT, 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). The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF MEYERTON. The office of the SHERIFF MEYERTON will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 000.00 in cash or EFT. D) Registration conditions. The Auctioneer will be M.K. Naidoo or Tersia van Biljon NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF MEYERTON at 10 PIERNEEF BOULEVARD (FORMERLY VERWOERD ROAD), MEYERTON.

Dated at SANDTON, 2023-11-21.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: AM/THE1797/0298.

**Case No: 2019/25161**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and MUSISI REHMAN (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-01-30, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, GAUTENG LOCAL DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R600,000.00 will be held at 614 James Crescent, Halfway House, Halfway House, Midrand, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand, on 30 January 2024 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE (Alexandra) 614 James Crescent, Halfway House, Halfway House, Midrand prior to the sale: CERTAIN: Portion 6 of Erf 788 Kew Township Registration Division I.R The Province of Gauteng Measuring 1511 (One thousand five hundred and eleven) square metres Held by deed of transfer T167247/2006 Subject to all the terms and conditions contained therein. Which bears the physical address: 47 Berkswell, Corner 3-3rd Road, Kew The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance Hall, Lounge, Dining Room, Kitchen, 5 Bedrooms, 2 Bathrooms, 1 Shower, 2 WC'S, 2 Out garages, Servant's quarters, Storeroom, Outside bathroom and Breakfast Nook THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of

auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House. The office of the SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT HALFWAY HOUSE - ALEXANDRA - 614 James Crescent, Halfway House, Halfway House

Dated at SANDTON, 2024-01-02.

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: Barbara Seimenis/SV/MAT18447.

**Case No: 2023/047595**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and CEBEKHULU: JABULANI (ID NO: 800921 5674 08 9), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-31, 11:00, the SHERIFF SPRINGS at 99-8TH STREET, SPRINGS**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 10TH August 2023 in terms of which the following property will be sold in execution on 31ST January 2024 at 11H00 by the SHERIFF SPRINGS at 99-8TH STREET, SPRINGS to the highest bidder with court reserve of R325 384.00. ERF 10534 KWE-THEMA TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 294 (TWO HUNDRED AND NINETY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T24489/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Situated at: 10534 MANENTSA STREET, KWE-THEMA, 1575 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: BUILDING: LOUNGE, KITCHEN, 3XBEDROOMS, BATHROOM, CARPORT, GALVANISED IRON ROOF, PRE-CAST FENCING, SINGLE-STOREY BUILDING, OUTER WALL FINISHING-PLASTER, MANUAL DRIVEWAY GATE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SPRINGS. The office of the SHERIFF SPRINGS will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SPRINGS at 99-8TH STREET, SPRINGS to the highest bidder

Dated at SANDTON, 2023-10-13.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT14802.

Case No: 6488/2022

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

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

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, 91 General Hertzog Road, Three Rivers, Vereeniging**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Vereeniging at the Sheriff's Offices, 91 General Hertzog Road, Three Rivers, Vereeniging on Thursday, 25 January 2024 at 10h00. Full conditions of sale can be inspected at the Sheriff of the High Court, Vereeniging, 91 General Hertzog Road, Three Rivers, Vereeniging and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 297 Homestead Apple Orchard Small Holdings Agricultural Holdings Registration Division: IQ Gauteng Province Measuring: 4.0471 Hectares Deed of Transfer: T52523/2020 Also known as: 297 Homestead Apple Orchards Small Holdings. Magisterial District: Midvaal Improvements: Main Building: 3 bedrooms, toilet/bathroom, kitchen, lounge. Zoned agricultural. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. The further requirements for registration as a bidder iv. Conditions of Sale

Dated at Pretoria, 2024-01-03.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F7101.

Case No: 321/2022

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and FUNANI ERROL MAKAMA,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, THE ACTING SHERIFF RUSTENBURG AT GROUND FLOOR, 209 BEYERS NAUDE  
DRIVE, RUSTENBURG**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (NORTH WEST DIVISION, MAHIKENG), IN THE SUIT, A SALE WITH A RESERVE PRICE OF R330 635,54 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF RUSTENBURG AT GROUND FLOOR, 209 BEYERS NAUDE DRIVE, RUSTENBURG ON 25 JANUARY 2024 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECT AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: ERF 10148 BOITEKONG EXTENSION 9 TOWNSHIP REGISTRATION DIVISION J.Q THE PROVINCE OF NORTH WEST HELD BY DEED OF TRANSFER NO. T59703/2018 Measuring: 242 (TWO HUNDRED AND FORTY TWO) SQUARE METRES ALSO KNOWN AS 10148 13TH AVENUE, BOITEKONG, EXTENSION 9 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 2 X CARPORTS The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 calendar days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card. .

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: KFM999/F COETZER/ar.

Case No: 2017/34818

Docex: DX 31 SANDTON SQUARE

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

**In the matter between: Absa Bank Limited, Execution Creditor and Xihlovo Driving School CC, First  
Execution Debtor and Diederik Mbiza, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 11:00, 614 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 07 FEBRUARY 2019, in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE - ALEXANDRA on 30 JANUARY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R900 000.00.

PORITION 1 OF HOLDING 327 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 1, REGISTRATION DIVISION J.R., THE

PROVINCE OF GAUTENG, MEASURING 8565 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T99802/2014

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

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

MAIN BUILDING CONSISTING OF: 4 bedrooms, 5 bathrooms, kitchen, lounge, dining room, 2 studies, single garage, outside bedroom and bathroom - WHICH CANNOT BE GUARANTEED.

The property is situated at: 104A BELVEDERE ROAD, GLEN AUSTIN AGRICULTURAL HOLDINGS, MIDRAND.

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 HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to [shha.online](http://shha.online) to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable).
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-30.

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/MAT22897. Attorney Acct: The Citizen.

Case No: 2021/8728

**IN THE MAGISTRATE'S COURT FOR**

(THE MAGISTERIAL DISTRICT OF EKURHULENI NORTH HELD AT BOKSBURG)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff LEPOMA DONALD TAU, 1<sup>st</sup> Defendant & SEGOTJANE FLORAH MPHO LEKOANE, 2<sup>nd</sup> Defendant****NOTICE OF SALE IN EXECUTION****2024-01-26, 09:30, SHERIFF BOKSBURG, THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 27th of January 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BOKSBURG on FRIDAY the 26TH day of JANUARY 2024 at 09:30 at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG with a reserve price of R352,909.80:

CERTAIN: ERF 601 VILLA LIZA TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 602 (SIX HUNDRED AND TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T42107/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 10 RHINOCEROS STREET, VILLA LIZA, BOKSBURG, 1459 and consists of a Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, 2 Showers, 2 Water Closets And 1 Out 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 BOKSBURG situated at THE SHERIFF'S OFFICE, 182 LEEUWPOORT STREET, BOKSBURG 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 (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, 2023-12-18.

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/68832.

Case No: 57146/2020

Docex: PH46A

**IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Division, Pretoria)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Petrus Theodorus Vermaak, Judgement Debtor****NOTICE OF SALE IN EXECUTION****2024-01-30, 10:00, Old Absa Buidling, Cnr Human and Kruger Street, Krugersdorp**

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 Krugersdorp to the highest bidder subject to a reserve price of R300 000.00 and will be held on 30 January 2024 at 10:00 at Old Absa Building, Cnr Human and Kruger Street, Krugersdorp of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Old Absa Building, Cnr Human and Kruger Street, Krugersdorp, prior to the sale.

Certain:

A Unit consisting of:

(a) Section no. 46 as shown and more fully described on sectional plan no. SS165/2005 in the scheme known as Villa Illario in respect of the land and building or buildings situate at Kenmare Township, local authority:

Mogale City Local Municipality of which section the floor area, according to the said sectional plan, is 50 (Fifty) square metres in extent;

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

Held under Deed of Transfer No. ST36195/2016

Situated at Unit 46 Villa Illario, 20 Terenure Avenue, Kenmare

Situated in the Magisterial District of Krugersdorp

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

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

Outside buildings: 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 HP Ndlovu Inc., Boksburg, 2023-11-07.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2445/LM/RL. Attorney Acct: HP Ndlovu Inc., Boksburg.

**Case No: 2022-00867**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and ULTRA-ACTIVE FORCE CC, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 14:00, 61 VAN RIEBEECK STREET, ALBERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court granted on 1 March 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 31 JANUARY 2024 at 14H00 at 61 VAN RIEBEECK STREET, ALBERTON to the highest bidder with a court reserve of R1 448 000.00. ERF 384 YEOVILLE TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES AND ERF 385 YEOVILLE TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES BOTH HELD UNDER DEED OF TRANSFER NO T52872/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED which is certain, and is zoned as a residential property inclusive of the following: The original double storey dwelling on this property is constructed of brick plaster exterior walls under a pitched iron roof. It has been re-configured and converted into a boarding house. At the back of the property is a double storey block of small 'bachelor' rooms under mono pitched iron roof. To the one side and part of the street front of the property are more rooms. There are approximately 46 rooms in total on the property - WHICH CANNOT BE GUARANTEED. The property is situated at: 13 and 15 SOUTH STREET, YEOVILLE 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 the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE, JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON, 24 hours prior to the action. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. 5. The auction will be conducted by the Sheriff's Office Johannesburg East with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels. 6. The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale. 7. The balance shall be paid



against the 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 days after the sale. 8. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition. 9. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month. 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 EAST at 61 VAN RIEBEECK STREET, ALBERTON, 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/MAT22625. Attorney Acct: Citizen.

**Case No: 90622/2018**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Ronald Tendayi Tangai, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-31, 11:30, 22 Voortrekker Street, Cnr 2nd Street, Edenvale**

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 Germiston North to the highest bidder subject to a reserve price of R100 000.00 and will be held at 22 Voortrekker Street, Cnr 2nd Street, Edenvale on 31 January 2024 at 11:30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 22 Voortrekker Street, Cnr 2nd Street, Edenvale, prior to the sale.

A unit consisting of:

Section No. 24 as shown and more fully described on Sectional Plan No. SS1/1985 in the scheme known as Prim Court in respect of the land and building or buildings situate at Primrose Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 66 (Sixty Six) square metres in extent;

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

Held under Deed of Transfer No. ST33285/2015

situated at Door 24 Prim Court, 164 Rietfontein Road, Primrose.

Situated in the Magisterial District of Germiston North.

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

Main Building: Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1 WC

Outside Buildings: None

Sundries: None

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

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

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: MAT434266/IM. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 27428/17

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

**In the matter between: GAUTENG PARTNERSHIP TRUST t/a GAUTENG PARTNERSHIP FUND (Master's reference number: IT2422/2002) and 11 OTHERS, Plaintiffs and DNM ESTATE (PTY) LTD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY (AUCTION)

**2024-01-29, 10:00, 21 HUBERT STREET, JOHANNESBURG, GAUTENG**

In the execution of the judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the abovementioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG, GAUTENG PROVINCE at 10:00 on 29 January 2024 on conditions read out by the auctioneer prior to the sale, which conditions of sale shall lie for inspection by interested parties at the office of SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL on the undermentioned property:

CERTAIN: Erf 517, City and Suburban Township, Registration Division I.R., Province of Gauteng measuring 248 (two hundred and forty eight) square metres, and Erf 518, City and Suburban, Registration Division IR, Province of Gauteng, measuring 248 (two hundred and forty eight) square metres. Held under Deed of Transfer number T4801/2013.

ZONING: Industrial 1.

RESERVE PRICE: R27 207 881.61 (twenty seven million two hundred and seven thousand and eighty one rand and sixty one cents).

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 (forty thousand rand) and a minimum of R3000 (three thousand rand), pay a deposit of 10% (ten percent) of the purchase price in case or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (twenty one) day from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for herein.

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the SHERIFF FOR JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect on 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 Sandton, 2023-11-30.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Cnr of Fredman and Protea Place, Sandton, Johannesburg, 2196. Telephone: +27 562 1660 / 1617. Fax: +27 11 562 1443. Attorney Ref: T Fuhrmann/V Manko/02000564.

Case No: 2022-053003

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

**In the matter between: NEDBANK LIMITED, Plaintiff and JOHANNES MONAHENG SETAKA, 1<sup>st</sup> Defendant and MIRRIAM PALESA QHU, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 09:00, Sheriff Palm Ridge at 39A Louis Trichardt Street, Alberton North**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R520 000.00, will be held by the Sheriff Palm Ridge

at 39A Louis Trichardt Street, Alberton North on the 31st day of JANUARY 2024 at 09H00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Palm Ridge at 39A Louis Trichardt Street, Alberton North

CERTAIN:

ERF 4192 ALBERTSDAL EXTENSION 30 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG

MEASURING 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38508/2016

SITUATION: 4192 ROYAL COACHMAN STREET, ALBERTSDAL EXT 30

IMPROVEMENTS: (not guaranteed):

Single Storey, Brick Walls, 2 Bedrooms, 1 Bathroom, 1 Shower, Lounge, Dining Room, Kitchen,

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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?!d=99961>)

Auction Terms and Condition and the Conditions of Sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction.

3. All bidders are required to pay R 25000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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/SW/N02493 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc.

**Case No: 2023-029872**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Victoria Rambuzo - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-01-31, 09:00, 39A Louis Trichardt Avenue, Alberton North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Palm Ridge to the highest bidder subject to a reserve price of R1 131 000.00 and will be held at 39A Louis Trichardt Avenue, Alberton North on 31 JANUARY 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Avenue, Alberton North, prior to the sale.

Certain: Erf 2208 Brackendowns Ext 4 Township, Registration Division I.R., Province of Gauteng, being 48 Bendor Street, Brackendowns Ext 4

Measuring: 987 (Nine Hundred and Eighty Seven) Square Metres;

Held under Deed of Transfer No. T36487/2021

Situated in the Magisterial District of Palm Ridge.

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

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

Outside Buildings: Double Garage, Storeroom.

Sundries: Swimming Pool.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the Sheriff's Office, Sheriff Palm Ridge, 39A Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

Dated at Hammond Pole Attorneys, Boksburg, 2023-11-13.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT453064/LW/LC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 2022-046905**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and DAVID JOHANNES PETRUS, 1<sup>st</sup> Defendant & ANGELINE CHARLOTTE PETRUS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-30, THE SHERIFFS HOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 18TH of April 2023 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH on TUESDAY the 30th day of JANUARY 2024 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW with a reserve price of R1 528 133.86.

CERTAIN: ERF 439 BASSONIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG PROVINCE

MEASURING 842 (EIGHT HUNDRED AND FORTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T9666/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 25 JAKKALBESSIE AVENUE, BASSONIA EXT 1 and consists of a single storey freestanding main building with brick walls, slate roof, tile and laminated floors, a lounge, a dining room, a study, 4 bedrooms, a kitchen, a pantry, a laundry, 3 bathrooms, 2 showers, 4 toilets as well as a single storey outbuilding with brick walls, slate roof, tile floors, 1 bedroom, a kitchen, a scullery, 1 bathroom, 1 shower, 1 toilet and 2 garages and a swimming pool with paving with a brick boundary wall (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions, rules of this auctions and a full advertisement can be inspected 24 hours before the auction at the offices of the said sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-12-11.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/CN/98292.

Case No: 2022/908

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

## NOTICE OF SALE IN EXECUTION

**2024-01-3011:00, 614 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 07 JUNE 2022 and 04 OCTOBER 2023 in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE - ALEXANDRA on 30 JANUARY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R1 100 000.00.

A NIT CONSISTING OF - (a) SECTION NUMBER 39 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS351/2017, IN THE SCHEME KNOWN AS VILLA BAROQUE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT CARLSWALD ESTATE EXTENSION 27 TOWNSHIP, IN THE AREA OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 179 (ONE HUNDRED AND SEVENTY-NINE) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST54057/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("the Immovable Property").

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

MAIN BUILDING CONSISTING OF: 3 bedrooms, 3 bathrooms, kitchen, lounge, dining room, 3 showers and 3 toilets - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 39 VILLA BAROQUE, 174 SEVENTH ROAD CARLSWALD ESTATE EXT 27, HALFWAY HOUSE GARDENS.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% 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 HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to [shha.online](http://shha.online) to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable).
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-21.

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/MAT32238. Attorney Acct: The Citizen.

Case No: 2455/2020

Docex: 13 Rivonia

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mtembo, Hammond, Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, 614 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 will be held by the offices of the Sheriff of the High Court Halfway House-Alexandra at 614 James Crescent, Halfway House on Tuesday the 30th day of January 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: A Unit consisting of: (a) Section NO. 41 as shown and more fully described on Sectional Plan No SS910/1997, in the scheme known as SUNSET CLOSE in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 59 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 70 (Seventy) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; and Held by Deed of Transfer No. ST180371/2004 and situate at UNIT 41 SUNSET CLOSE, BERGER ROAD, VORNA VALLEY, MIDRAND, GAUTENG, in the Magisterial District of Johannesburg North

IMPROVEMENTS: The following information is furnished in respect of the improvements, SINGLE STOREY CONSTRUCTED OF BRICK WALLS AND TILED ROOF

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/S48776.

Case No: 71036/2019

IN THE HIGH COURT OF SOUTH AFRICA

(PRETORIA HIGH COURT)

**In the matter between: NINETY-THREE BELLAIRS HOMEOWNERS ASSOCIATION), Plaintiff and SPHESIHLE PRETTY NDLELA (THABEDE), 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**

The Property, more fully described:

"ERF 610, NOORDHANG EXT 54, PRETORIA REGISTRATION DIVISION IQ THE PROVINCE OF GAUTENG, MEASURING 564 (FIVE HUNDRED AND SIXTY-FOUR) SQUARE METER HELD BY DEED OF TRANSFER NUMBER T64869/2012"

SITUATED AT: ERF 2 (DOOR NUMBER 610), NINETY-THREE BELLAIRS HOMEOWNERS ASSOCIATION, 93 DELLAIRS DRIVE, NORTHRIDING, 2194

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

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

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

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

Dated at BENONI, 2023-12-11.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2914.

Case No: 2021/33838

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and NWAOSHA: CHUKWUDI JOHN,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 10:00, 21 HUBERT STREET, WESTGATE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 25 January 2022 and 23 October 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG CENTRAL on MONDAY, 29 JANUARY 2024 at 10:00 at 21 HUBERT STREET, WESTGATE to the highest bidder without a reserve. A unit ("the mortgaged unit") consisting of - (a) Section no 702 as shown and more fully described on Sectional Plan No. SS015/2008, ("the sectional plan") in the scheme known as FASHION LOFTS in respect of the land and building or buildings situate at JOHANNESBURG THE CITY OF JOHANNESBURG of which section the floor area, according to the said plan is 44 (Forty Four) 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 by Deed of Transfer no. ST49589/2008, Which is certain and is zoned as a residential property inclusive of the following: A unit comprising 1 bedroom, 1 Bathroom, living room and a kitchen - WHICH CANNOT BE GUARANTEED. The property is situated at: SECTION 702, DOOR NO 702 - FASHION LOFTS, 116 PRITCHARD STREET, JOHANNESBURG 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 CENTRAL at 21 HUBERT STREET, WESTGATE. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Prospective buyers have to register on the day of sale and pay a deposit of R 20, 000.00 (Refundable) in cash. 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff JOHANNESBURG CENTRAL at 21 HUBERT STREET, WESTGATE 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/MAT26453. Attorney Acct: Citizen.

**Case No: 2023-018038**  
**Docex: 172 Johannesburg**

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

**In the application of: ABSA BANK LIMITED, Plaintiff and LEBOHANG MONICA NEMAKONDE, 1<sup>st</sup>  
Defendant & LEBOHANG MONICA NEMAKONDE N.O, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 14:00, SHERIFF BRAKPAN, 127B KITZINGER AVENUE, BRAKPAN**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of August 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BRAKPAN on FRIDAY the 26TH day of JANUARY 2024 at 14:00 at 127B KITZINGER AVENUE, BRAKPAN to the highest bidder with a reserve price of R483,000.00.

CERTAIN: ERF 1520 GELUKSDAL EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 875 (EIGHT HUNDRED AND SEVENTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T22131/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 1520 KENNETH WILLIAMS DRIVE, GELUKSDAL EXT 1 and consists of an entrance hall, lounge, dining room, living room, kitchen, 4 bedrooms and 2 bathrooms and a double garage (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected during office hours before the sale at the offices of the said sheriff of the High Court for the district of BRAKPAN situated at 127B KITZINGER AVENUE, BRAKPAN 1 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 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, 2023-12-14.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/RN/71693.

**Case No: 2023/009386**  
**Docex; DX 31 SANDTON SQUARE**

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

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

NOTICE OF SALE IN EXECUTION

**2024-01-30, 11:00, 614 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18 JULY 2023 in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE - ALEXANDRA on 30 JANUARY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder subject to the reserve price of R450 000.00.

A UNIT CONSISTING OF- (a) SECTION NO. 68 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS749/2005, IN THE SCHEME KNOWN AS SHIRLANDI IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 1277 HALFWAY GARDENS EXTENSION 99 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG 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 ST57908/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED ("the Immovable Property").

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

MAIN BUILDING CONSISTING OF: 2 bedrooms, 2 bathrooms, kitchen, lounge/ dining room, 2 showers, 2 toilets and 1 carport - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 68 SHIRLANDI, 137 KAUFMAN STREET, HALFWAY GARDENS EXT 99.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5% 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 HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Go to [shha.online](http://shha.online) to register and participate online of the under mentioned property of the execution debtor on conditions of which will lie for inspection at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House, prior to the sale.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in the amount of R50 000.00 (refundable).
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-20.

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/MAT33869. Attorney Acct: The Citizen.

**Case No: 2022/053826**

**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and THOBANI MTHOMBO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-30, 11:00, SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 9th of June 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF HALFWAY HOUSE - ALEXANDRA on TUESDAY the 30TH day of JANUARY at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a reserve price of R445,705.60.

CERTAIN:

A Unit consisting of-

(a) Section No 697 as shown and more fully described on Sectional Plan No. SS295/2017, in the scheme known as THE WEST END in respect of the land and building or buildings situate at ERAND GARDENS EXTENSION 136 AND ERAND GARDENS EXTENSION 137 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 65 (SIXTY FIVE) square metres in extent; and

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

Held by DEED OF TRANSFER NUMBER ST12177/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 697 THE WEST END, 11TH ROAD, ERAND GARDENS, MIDRAND and consists of a ground floor unit of an attached building with brick walls, Harvey tile roof, tile floors, a lounge/dinning room, 2 bedrooms, a kitchen, 1 bathroom, 1 shower and bath, 1 toilet, porch 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 on [shha.online](http://shha.online) or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY H

Dated at Johannesburg, 2023-03-06.

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/98482.

**Case No: 49864/2017**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and LEBOHANG MOTLOUNG, ID NO: 900603 0372  
08 8, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the above action, a sale in execution with a reserve price of R150 000.00 will be held by the SHERIFF VEREENIGING AT THE SHERIFF'S OFFICE: 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING, GAUTENG on the 25th day of January 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of EMFULENI on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING, GAUTENG.

BEING: ERF 2397 EVATON NORTH TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 305 (THREE HUNDRED AND FIVE) SQUARE METRES IN EXTENT

HELD BY DEED OF TRANSFER NUMBER T 6629/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: ERF 2397 EVATON NORTH, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

1X LOUNGE, 1X KITCHEN, 1X BATHROOM, 2X BEDROOMS.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-10-17.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc. : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3242.

Case No: 2021/15145

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor  
and Absa Bank Limited, Second Judgment Creditor and Matshidiso Olga Moloi, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 Leeuwpoort Street, Boksburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 28 SEPTEMBER 2021 in terms of which the below property will be sold in execution by the Sheriff BOKSBURG on 26 JANUARY 2024 at 09:30 at 182 LEEUWPOORT STREET, BOKSBURG to the highest subject to a reserve price of R512 783.00.

ERF 14838 VOSLOORUS EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4786/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

Main Building: 2 bedrooms, bathroom, kitchen and dining room - WHICH CANNOT BE GUARANTEED.

The property is situated at 14838 BIERMAN ROAD, VOSLOORUS EXT 31.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-15.

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/MAT30387. Attorney Acct: The Citizen.

Case No: 59461/2020

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Lawrence Mdluli, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 08:00, No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking)**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Soweto East to the highest bidder subject to a reserve price of R500 000.00 and will be held at No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking)

on 31 January 2024 at 08H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking), prior to the sale.

Certain: Erf 18771 Meadowlands Township, Registration Division I.Q., Province of Gauteng, being 454A Mupudu Street, Meadowlands East Zone 3

Measuring: 309 (Three Hundred and Nine) Square Metres;

Held under Deed of Transfer No. T31461/2010

Situated in the Magisterial District of Soweto East.

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

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, WC

Outside Buildings: 2 Servants Rooms, 1 Storeroom, 1 Bathroom / WC

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, 2023-11-20.

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: MAT443323/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022-57908**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and KATLEGO GOTLHOKWANG MOSES MOLEFE, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 14:00, 61 VAN RIEBEECK STREET, ALBERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court granted on 25 July 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 31 JANUARY 2024 at 14:00 at 61 VAN RIEBEECK STREET, ALBERTON to the highest bidder with a court reserve of R210 000.00. A unit consisting of: (a) Section No. 44 as shown and more fully described on Sectional Plan Number SS1087/1995, in the scheme known as LYNTHURST ESTATE in respect of the land and building or buildings situated at BRAMLEY VIEW township, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 31 (THIRTY ONE) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer Number ST3345/2022 and subject to such conditions as set out in the aforesaid deed ("the mortgaged property") which is certain, and is zoned as a residential property inclusive of the following: A unit consisting of open plan lounge / dining room, kitchen, 1 bedroom, 1 bathroom and 1 carport - WHICH CANNOT BE GUARANTEED. The property is situated at: 44 LYNTHURST ESTATE, 420 CORLETT DRIVE, BRAMLEY VIEW. 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 the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON, 24 hours prior to the action. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. 5. The auction will be conducted by the Sheriff's Office Johannesburg East with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels. 6. The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale. 7. The balance shall be paid

against the 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 days after the sale. 8. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition. 9. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month. 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 EAST at 61 VAN RIEBEECK STREET, ALBERTON 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/MAT31979. Attorney Acct: Citizen.

**Case No: 50400/2017**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Jennifer Rahab Mogane, 1st Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 09:00, 39a Louis Trichardt Street, Alberton North**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Palm Ridge to the highest bidder without reserve and will be held at 39a Louise Trichardt Street, Alberton North on 31 January 2024 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39a Louise Trichardt Street, Alberton North prior to the sale.

Certain: Erf 2364 Likole extension 1 Township, Registration Division I.R, Province of Gauteng, being Stand 2364 Noname Street, Likole Ext 1

Measuring: 280 (Two hundred and Eighty) Square Metres;

Held under Deed of Transfer No. T3746/2017

Situated in the Magisterial District of Palm Ridge

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

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

Outside Buildings: None.

Sundries: None.

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions. The rules of the Auction and conditions of sale are available at the Sheriff's Office, Sheriff Palm Ridge, 39A Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-11-20.

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: MAT404297/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 2021/45456

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and GREGORY MOKOETLA, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, Sheriff Randfontein, 19 Pollock Street, Randfontein, Gauteng Province**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 29th of November 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 ACTING SHERIFF RANDFONTEIN on WEDNESDAY the 31ST day of JANUARY 2024 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN to the highest bidder with a reserve price of R368 117.53.

CERTAIN: ERF 2794 TOEKOMSRUS EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T11226/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 2794 VAN DER MERWE STREET, PREVIOUSLY KNOWN AS GORDON STREET, TOEKOMSRUS EXTENSION 2 RANDFONTEIN and consist of 2 Bedroom house under tiled roof with 1 Bathroom, 1 Dining Room, 1 Kitchen and brick fencing (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 ACTING SHERIFF RANDFONTEIN situated at 19 POLLOCK STREET, RANDFONTEIN 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 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, 2023-12-05.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/RN/89935.

Case No: 2023-019586

Docex: PH46A

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: FirstRand Bank Limited - Judgement Creditor and Kgosietsile Lucas Modiha - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 09:00, 62 Ludorf Street, Brits**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Acting Sheriff Garankuwa to the highest bidder subject to a reserve price of R280 000.00 and will be held at 62 Ludorf Street, Brits on 29 January 2024 at 09h00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 62 Ludorf Street, Brits, prior to the sale.

Certain:

Erf 7 Ga-Rankuwa Unit 7 Township, Registration Division JR, Province of Gauteng, being Stand 7, Ga-Rankuwa, Unit 7

Measuring: 450 (Four Hundred and Fifty) square metres;

Held under Deed of Transfer No. T11125/2019

Situated in the Magisterial District of Acting Sheriff Garankuwa.

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

Main Building: 2 Bedrooms, Dining Room, Kitchen, Toilet.

Outside Buildings: Carport

Sundries: None

Zoning: Residential

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-11-21.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT452787/AP/RL. Attorney Acct: Hammond Pole Attorneys.

**Case No: 56837/2021**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ANATHI MNYAKA, ID NO: 741117 5639 089, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale in execution with a reserve price of R60 000.00 will be held by the SHERIFF ROODEPOORT SOUTH AT THE SHERIFF'S OFFICE, 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG on the 26th day of January 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of MOGALE CITY on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG

BEING: (1) A UNIT CONSISTING OF- (A) SECTION NO. 7 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1217/2007, IN THE SCHEME KNOWN AS LARA COURT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT REMAINING EXTENT OF PORTION 17 (A PORTION OF PORTION 3) OF THE FARM WITPOORTJE NO 245, MOGALE CITY LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 91 (NINETY ONE) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER ST28466/2008

(2) AN EXCLUSIVE USE AREA DESCRIBED AS GARAGE G7 MEASURING 19 (NINETEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS LARA COURT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT REMAINING EXTENT OF PORTION 17 (A PORTION OF PORTION 3) OF THE FARM WITPOORTJE NO 245, MOGALE CITY LOCAL MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1217/2007

HELD BY NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA NUMBER SK 1939/08, specially executable;

PHYSICAL ADDRESS: UNIT 7 LARA COURT, 21 MAIN REEF ROAD, MINDALORE, KRUGERSDORP, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI)

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

A DWELLING CONSISTING OF (NOT GUARANTEED), 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN AND 1X DINING ROOM. In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001. TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT)

CONTINUES ON PAGE 130 OF BOOK 2

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12 January 2024  
Januarie

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE CO

Dated at PRETORIA, 2023-10-17.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc. : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3315.

**Case No: 2023-011910**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and HLUPHEKA MALULEKA, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, 19 POLLOCK STREET, RANDFONTEIN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 11 September 2023, in terms of which the below property will be sold in execution by the Acting Sheriff RANDFONTEIN on WEDNESDAY, 31 JANUARY 2024 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN to the highest bidder with a court reserve of R325 000.00. ERF 2647 TOEKOMSRUS EXTENSION 2 TOWNSHIP REGISTRATION NUMBER I.Q., THE PROVINCE OF GAUTENG MEASURING 592 (FIVE HUNDRED AND NINETY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T1614/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property"). And consists of - Main Building: 2 BEDROOMS, 1 BATHROOM, LOUNGE AND A, KITCHEN - WHICH CANNOT BE GUARANTEED. The property is situated at: 2647 SEPTEMBER STREET, TOEKOMSRUS EXTENSION 2, RANDFONTEIN in the magisterial district of RANDFONTEIN. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee are required by sheriff (refundable) payable by EFT 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-22.

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/MAT32400. Attorney Acct: Citizen.

**Case No: 2022-1413**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and LEBOGANG MKHWANAZI, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, Sheriff Boksburg, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R394 000.00, will be held by the Sheriff, Boksburg at 182 LEEUWPOORT STREET, BOKSBURG on the 26th day of JANUARY 2024 at 09H30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions

will lie for inspection, prior to sale, at the offices of the Sheriff Boksburg , 182 LEEUWPOORT STREET, BOKSBURG

CERTAIN: PORTION 134 ERF 3257 DAWN PARK EXTENSION 37 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 292 (TWO HUNDRED AND NINETY-TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T35334/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATION: 134 NATALIE STREET, DAWN PARK EXTENSION 37

IMPROVEMENTS: (not guaranteed):

3 BEDROOMS, 2 BATHROOMS, KITCHEN AND LOUNGE

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

Dated at Johannesburg, 2023-12-12.

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/SW/N02651 E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). . Attorney Acct: Enderstein Malumbete

**Case No: 1857/2018**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Ruwaan Jordaan, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, 74 SADC Street, Middelburg**

In Execution of a Judgment of the High Court of South Africa, (Mpumalanga Division, Middelburg (Local Seat) in the abovementioned suit, the Property shall be sold by the Sheriff Middelburg to the highest bidder Subject To A Reserve Price Of R700 000.00 and will be held at 74 SADC Street, Middelburg on 31 January 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 74 SADC Street, Middelburg, prior to the sale.

A Unit Consisting Of:

Section No. 26 as shown and more fully described on Sectional Plan No. SS485/1997 in the scheme known as Irispark in respect of the land and building or buildings situate at Erf 563 Middelburg Township, Local Authority: Steve Tshwete Local Municipality, of which section the floor area, according to the said sectional plan, is 77 (Seventy 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. ST10211/2017

situated at Door 26 Irispark, 8 Weeber Street, Middelburg.

Situated in the Magisterial District of Middelburg.

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, Study, Kitchen, 1 Bedroom, 1 Bathroom.

Outside Buildings: 1 Carport, 1 Storeroom.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-10-30.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Karien Schutte Attorneys, 9 Jochem van Bruggen Street, Middelburg. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT428796\AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 39386/2018**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and MCETYWA, STANLEY SIYABONGA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-30, 11:00, Sheriff, Halfway House at 614 James Crescent, Halfway House**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R700 000.00, will be held by the Sheriff, Halfway House at 614 James Crescent, Halfway House on the 30TH day of JANUARY 2024 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House.

CERTAIN: ERF 90 WILLAWAY EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG

MEASURING: 601 (SIX HUNDRED AND ONE SQUARE METRES)

SITUATION: 27 KYALAMI TERRACE, 90 SPRINGWELL AVENUE, WILLAWAY EXTENSION 11.

IMPROVEMENTS: (not guaranteed):

LOUNGE, DINING ROOM, STUDY, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & DOUBLE GARAGES  
THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

The registration fee for the buyers is R50 000.00

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/SW/N02507 E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: ENDERSTEIN MALUMBETE INC.

Case No: 61966/2021

Docex: PH46A

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Mpholodi Carol Mabiletsa,  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 Leeuwpoot Street, Boksburg**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R600 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 26 January 2024 at 09H30 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg prior to the sale.

Certain: Portion 42 of Erf 3257 Dawn Park Extension 37 Township, Registration Division I.R., Province of Gauteng, being 42 Cypress Street, Dawn Park Ext 37

Measuring: 277 (Two Hundred and Seventy Seven) Square Meters

Held under Deed of Transfer No. T5944/2008

Situated in the Magisterial District of Boksburg.

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

Main Building: 3 Bedrooms, Lounge, Kitchen, 2 Bathrooms, 2 WC

Outside Buildings: 1 Garage

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-10-30.

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: MAT448384/AP/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 2020/44375

Docex: 172 Johannesburg

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

**In the application of: FirstRand Bank Limited, Plaintiff and DAKAHO MAGADANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, Sheriff Roodepoort South, 10 Liebenberg Street, Roodepoort**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 1st 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 ROODEPOORT SOUTH on FRIDAY the 26TH day of JANUARY 2024 at 10:00 at 10 LIEBENBERG STREET, ROODEPOORT, GAUTENG PROVINCE with a reserve price of R316 497.75:

CERTAIN: ERF 1819 LUFHERENG EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 497 (FOUR HUNDRED AND NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NR T31605/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: (not guaranteed)

The property is situated at 51 (1819) INKEHLI STREET, LUFHERENG EXTENSION 1, SOWETO and consist of 3 Bedrooms, 2 Bathrooms, 1 Shower, 2 Water Closets, Lounge and a Kitchen (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 South situated at 10

Liebenberg Street, Roodepoort, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers must 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, 2023-11-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NEL/RN/MAT71705.

**Case No: 30804/2022**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 11:00, 40 Mare Street, Heidelberg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Acting Sheriff Heidelberg to the highest bidder subject to a reserve price of R1 100 000.00 and will be held on 26 January 2024 at 40 Mare Street, Heidelberg at 11:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 40 Mare Street, Heidelberg, prior to the sale.

Certain: Holding 82 Heidelberg Agricultural Holdings, Registration Division I.R., Province of Gauteng, being 82 Kwikstertjie Street, Heidelberg AH

Measuring: 2,2556 (Two Comma Two Five Five Six) Hectares;

Held under Deed of Transfer No. T15894/2015

Situated in the Magisterial District of Acting Sheriff Heidelberg

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

Main Building: Lounge, Dining Room, Kitchen, 4 Bedrooms, 2 Bathrooms, 2 Separate Toilet, Covered Patio.

Outside Buildings: 2 Garages, 1 Staff Quarters, 1 Staff Bathroom, 1 Storeroom, 1 Patio.

Sundries: None

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-11-11.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3965/BJ/RL. Attorney Acct: Hammond Pole Attorneys.

Case No: 2021/32859

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

**In the application of: FirstRand Bank Limited, Plaintiff and BONISILE PRUDENCE NGABI DLAMINI,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-02, 14:00, THE SHERIFFS OFFICE, 127B KITZINGER AVENUE, BRAKPAN:**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6TH of June 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 BRAKPAN on FRIDAY the 2nd day of FEBRUARY 2024 at 14:00 at 127B KITZINGER AVENUE, BRAKPAN with a reserve price of R339 032.40.

CERTAIN: ERF 2255 BRAKPAN TOWNSHIP, REGISTRATION DIVISION I.R., GAUTENG PROVINCE  
MEASURING 991 SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T27459/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 42 STOFFBERG STREET, BRAKPAN and consist of Entrance Hall, Lounge, Dining Room, Kitchen, Pantry, Scullery, 3 Bedrooms, 1 Bathroom, 1 Shower, 1 Water Closet, 4 Out Garages, 1 Storeroom, 2 Water Closets, 1 Sunroom and 1 workshop/Office (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 BRAKPAN situated at 127B KITZINGER AVENUE, BRAKPAN, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R20 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, 2023-12-11.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/CN/89960.

Case No: 2545/2020

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

**In the matter between: FirstRand Bank Limited - Judgement Creditor and Thapelo Dichaba - Judgement  
Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 Leeuwpoot street, Boksburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Boksburg to the highest bidder subject to a reserve price of R408 000.00 and will be held at 182 Leeuwpoot Street, Boksburg on 26 January 2024 at 09:30 of the undermentioned property of the execution debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

Certain: Portion 126 of Erf 3238 Dawn Park Extension 36 Township, Registration Division I.R., Province of Gauteng, being Stand 126/3238 Shirley Road, Dawn Park Ext 36

Measuring: 240 (Two Hundred and Forty) square metres;

Held under Deed of Transfer No. T4650/2014

Situated in the Magisterial District of Boksburg

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 WC

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-11-03.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners INC, Vermaak & Partners INC, 3rd Floor 54 On Bath Avenue, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT433901/AP/RL. Attorney Acct: Hammond Pole Attorneys.

**Case No: 2023/029524**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Pty Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Ramorokoane Andrew Chabedi, First Judgment Debtor and Dineo Boitumelo Chabedi, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

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

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 JUNE 2023 in terms of which the below property will be sold in execution by the Sheriff VEREENIGING on 25 JANUARY 2024 at 10:00 at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder with a reserve price of R450 000.00

ERF 574 ARCON PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 1030 (ONE THOUSAND AND THIRTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T161351/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

MAIN BUILDING: 3 bedrooms, bathroom, lounge, kitchen, dining room, toilet and a garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF 574 ARCON PARK EXT 1, VEREENIGING and falling within the Magisterial District of EMFULENI.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

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 VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-11-20.

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/MAT33460. Attorney Acct: The Citizen.



Case No: 2022/136

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and BIKITSHA: SIVUYILE, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 12 September 2022 in terms of which the below property will be sold in execution by the Sheriff HALFWAY HOUSE - ALEXANDRA on TUESDAY, 30 JANUARY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a court reserve of R573 000.00. 1. A unit ("the mortgaged unit") consisting of: (a) Section Number 142 as shown and more fully described on Sectional Plan Number SS611/2005 ("the sectional plan"), in the scheme known as SILVER STREAM SOUTH in respect of the land and building or buildings situated at HALFWAY GARDENS EXTENSION 125 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 103 (ONE HUNDRED AND THREE) 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 BY Deed of Transfer ST18589/2013 and subject to such conditions as set out in the aforesaid Deed of Transfer 2. An exclusive use area described as Parking Number U142 measuring 12 (TWELVE) square metres being as such part of the common property, comprising the land and the scheme known as SILVER STREAM SOUTH in respect of the land and building or buildings situated at HALFWAY GARDENS EXTENSION 125 township, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No SS611/2005 HELD BY NOTARIAL DEED OF CESSION OF EXCLUSIVE USE AREA SK01633/2013 and subject to such conditions as set out in the aforesaid Notarial Deed of Cession Which is certain and is zoned as a residential property inclusive of the following: A double/duplex unit in a complex comprising of lounge, dining room, 2 bedrooms, kitchen, 2 bathrooms, 1 shower, 2 toilets, a carport and a garage - WHICH CANNOT BE GUARANTEED The property is situated at: 142 SILVER STREAM SOUTH, 272 LE ROUX AVENUE, HALFWAY GARDENS EXTENSION 125, MIDRAND in the magisterial district of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in the amount of R50 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash). 4. Registration conditions. The sale will be augmented with a timed online sale commencing on Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be reviewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand. 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 ALEXANDRA - HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-12-06.

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/zm/MAT30907. Attorney Acct: Citizen.

Case No: 2021/37078

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and ROELAND ECCLESTON BEUKES & SAMANTHA NEL, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 10:00, SHERIFF KRUGERSDORP, CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 28th of July 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of KRUGERSDORP on TUESDAY the 30th day of JANUARY 2024 at 10:00 at CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL to the highest bidder with a reserve price of R235 000.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 62 as shown and more fully described on Sectional Plan No. SS150/2011, in the scheme known as WATSONIA VIEW in respect of the land and building or buildings situate at SUGAR BUSH ESTATE EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY MOGALE CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 74 (SEVENTY FOUR) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST17094/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF SUGAR BUSH ESTATE HOME OWNERS ASSOCIATION NPC REGISTRATION NUMBER 2006/029759/08

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 62 (DOOR 62) WATSONIA VIEW, ROBERT BROOM STREET, SUGAR BUSH ESTATE EXTENSION 1, KRUGERSDORP and consists of 2 Bedrooms, 1 Bathroom, a Lounge, Kitchen, Carport, Tile Roof (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 KRUGERSDORP situated at CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL 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: R.NEL/PM/79595.

**Case No: 2022/004397**  
**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and IGEA CHANCELLINE LURHAKWA  
BAHATI, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA 614 JAMES CRESCENT, HALFWAY HOUSE,  
GAUTENG PROVINCE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 24th 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 HALFWAY HOUSE-ALEXANDRA on TUESDAY the 30th day of JANUARY 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE with a reserve price of R300 000.00.

CERTAIN:

A Unit consisting of-

(a) Section No. 20 as shown and more fully described on Sectional Plan No. SS268/1993, in the scheme known as MEADOWFIELDS in respect of the land and building or buildings situated at BUCCLEUCH TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 95 (NINETY FIVE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST12124/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ZONING: Residential (not guaranteed)

The property is situated at SECTION 20 (DOOR 20) MEADOWFIELDS, 30 JOHN STREET, BUCCLEUCH, SANDTON and consist of a Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 Water Closet and 1 Out Garage (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

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

Dated at Johannesburg, 2023-03-06.

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/91840.

Case No: 31131/2021

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Suzanne Aurret, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 09:00, 62 Ludorf Street, Brits**

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 Brits to the highest bidder subject to a reserve price of R100 000.00 and will be held at 62 Ludorf Street, Brits on 29 January 2024 at 09h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 62 Ludorf Street, Brits, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 21 as shown and more fully described on Sectional Plan No. SS701/2018 in the scheme known as BOABAB in respect of the land and building or buildings situate at ERF 5388 BRITS EXTENSION 156 TOWNSHIP, LOCAL AUTHORITY: LOCAL MUNICIPALITY OF MADIBENG, of which section the floor area, according to the said sectional plan, is 77 (SEVENTY SEVEN) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

HELD by the Judgement Debtor under Deed of Transfer No. ST89506/2018 AND subject to such conditions as set out in the aforesaid deed.

And more especially subject to the conditions imposed in favour of NGWENYA RIVER ESTATE HOMEOWNERS' ASSOCIATIONS (NPC) REGISTRATION NUMBER 2010/022908/08.

An exclusive use area described as YARD Y21 measuring 32 (THIRTY-TWO) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as BOABAB in respect of the land and building or buildings situated at ERF 5388 BRITS EXTENSION 156 TOWNSHIP, LOCAL AUTHORITY: LOCAL MUNICIPALITY OF MADIBENG, as shown and more fully described on Sectional Plan No. SS701/2018 held by NOTARIAL DEED OF CESSION NUMBER SK7275/2018 and subject to such conditions as set out in the aforesaid notarial deed.

And more especially subject to the conditions imposed in favour of NGWENYA RIVER ESTATE HOMEOWNERS' ASSOCIATION (NPC) REGISTRATION NUMBER 2010/022908/08

An exclusive use area described as YARD Y49 measuring 9 (NINE) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as BOABAB in respect of the land and building or buildings situated at ERF 5388 BRITS EXTENSION 156 TOWNSHIP, LOCAL AUTHORITY: LOCAL MUNICIPALITY OF MADIBENG, as shown and more fully described on Sectional Plan No. SS701/2018 held by NOTARIAL DEED OF CESSION NUMBER SK 7275/2018. And subject to such conditions as set out in the aforesaid deed.

And more especially subject to the conditions imposed in favour of NGWENYA RIVER ESTATE HOMEOWNERS' ASSOCIATION (NPC) REGISTRATION NUMBER 2010/022908/08

HELD under Deed of Transfer No. ST89506/2018

Situated at UNIT 21 BOABAB, NQWENYA RIVER ESTATE, 234 HENDRIK VERWOERD AVENUE, BRITS.

Situated in the Magisterial District of Brits

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

Main Building: 2 Bedrooms, Kitchen, Bathroom, Shower, Toilet.

Outside Buildings: None

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-11-21.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT445850/AP/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 46296/2021

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

**In the matter between: NEDBANK LIMITED, Plaintiff and ANO, BEUGRE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-30, 11:00, Sheriff, Halfway House at 614 James Crescent, Halfway House**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R429 000.00, will be held by the Sheriff, Halfway House at 614 James Crescent, Halfway House on the 30TH day of JANUARY 2024 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House.

CERTAIN:

A unit ("the mortgaged property") consisting of:

(a) Section No 342 as shown and more fully described on Sectional Plan No SS49/07, ("the sectional plan") in the scheme known as WILLOW CREST in respect of the land and building or buildings situate at ERF 1317 SAGEWOOD EXTENSION 13 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR ) square metres in extent; and

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

SITUATION: UNIT 342 WILLOW CREST, 14 SICKLEBUSH ROAD, SAGEWOOD EXT 14

IMPROVEMENTS: (not guaranteed):

KITCHEN, LOUNGE, 2 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 CARPORTS

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

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

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

3. 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 highest offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House. Midrand.

4. The registration fee for buyers will be R50 000.00.

Dated at Johannesburg, 2023-12-12.

Attorneys for Plaintiff(s): Enderstein Van Der Merwe Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N02520  
E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete

Case No: 54681/2021

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 MZIWAMADODA REUBEN SKOSANA (IDENTITY NUMBER: 680530 5432 08 6), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-01-31, 10:00, Sheriff Randfontein at 19 Pollock Street, Randfontein**

In pursuance of a judgment and warrant granted on 11 May 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 31 January 2024 at 10:00 by the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein to the highest bidder:- CERTAIN: ERF 313 FINSBURY TOWNSHIP, SITUATED: 54 BLOUBERG AVENUE, FINSBURY, RANDFONTEIN, 1759, MAGISTERIAL DISTRICT: RANDFONTEIN, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 998 (NINE HUNDRED AND NINETY 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: DWELLING CONSISTS OF: RESIDENTIAL, 3 X BEDROOMS, 2 X BATHROOMS, 1 X TV/LIVING ROOM, 1 X DINING ROOM, 1 X LOUNGE, 1 X GARAGE, 1 X KITCHEN, 1 X OUTBUILDING, TILED ROOF, BRICK FENCING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 27 September 2023 and prepared by the Deputy Sheriff of the office of the Sheriff Randfontein: I.C. Nakene. Access was gained to the property when the valuation was conducted.) HELD by the EXECUTION DEBTOR, MZIWAMADODA REUBEN SKOSANA (IDENTITY NUMBER: 680530 5432 08 6), under his name under Deed of Transfer No. T10485/2013. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: ejacobs@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB002148

Dated at PRETORIA, 2023-12-18.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB002148.

Case No: 1194/2023

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

**In the matter between: Firststrand Bank Limited, Applicant and Warren Martin Joubert, ID: 8203215109085, 1st Respondent and Annelize Natalie Joubert, ID: 9207170188082, 2nd Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 09:30, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg**

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 reserve price f R400 555.74 to the highest bidder, will be held AT THE OFFICE OF THE SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 26 January 2024 at 09H30 of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) SECTION NO 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS178/1996 IN THE SCHEME KNOWN AS TENOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BEYERSPARK EXTENSION 48 TOWNSHIP LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 63 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 ST15266/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: Unit 3 Tenor Erf 1028, Beyers Park Extension 48, Boksburg Also Known As 10 10th Avenue, Unit 3 Tenor Erf 1028, Beyers Park Extension 48, Boksburg

Zoned: RESIDENTIAL

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

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG 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 R15 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at PRETORIA, 2023-11-28.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17495/MRS R THERON/LVDW.

**Case No: 2022/8041**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and THE TRUSTEES FOR THE TIME BEING OF THE YUKON TRUST, 1<sup>st</sup> Defendant and 4 OTHERS, Defendants**

**NOTICE OF SALE IN EXECUTION**

**2024-01-30, 09:00, SHERIFF SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, GAUTENG PROVINCE**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R1 050 000.00 (one million and fifty thousand rand), by the SHERIFF SANDTON SOUTH on 30 JANUARY 2024 at 09:00 of the following property:

A unit consisting of:-

(a) Section No. 35 as shown and more fully described on the Sectional Plan No 373/2005, in the scheme known as KATHERINE QUAY in respect of the land and building or buildings situate at SANDOWN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 107 (ONE HUNDRED AND SEVEN) square metres in extent; and

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

Held by Deed of Transfer No ST135751/2006

(c) An exclusive use area described as PARKING BAY P114, measuring 13 (THIRTEEN) square metres in extent and being as such part of the common property comprising the land and the scheme known as KATHERINE QUAY in respect of the land and building or buildings situated at SANDOWN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTION PLACE NO. SS373/2005, HELD BY NOTARIAL DEED OF CESSION NO. SK7925/2006; and

(d) An exclusive use area described as PARKING BAY P115, measuring 13 (THIRTEEN) square metres in extent and being as such part of the common property comprising the land and the scheme known as KATHERINE QUAY in respect of the land and building or buildings situated at SANDOWN TOWNSHIP, LOCAL

AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTION PLACE NO. SS373/2005, HELD BY NOTARIAL DEED OF CESSION NO. SK7925/2006;

STREET ADDRESS: SECTION 35 (DOOR NO 208) CATHERINE QUAY, KATHERINE STREET, SANDOWN, SANDTON, GAUTENG PROVINCE situated in the JOHANNESBURG NORTH (RANDBURG) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, GAUTENG PROVINCE

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

UPPER FLOOR UNIT SITUATED IN A SECURE COMPLEX CONSTRUCTED OF BRICK WITH A CONCRETE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 2 WATER CLOSETS, 1 DRESSING ROOM AND A BASEMENT BAY

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF SANDTON SOUTH at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, GAUTENG PROVINCE, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-12-05.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria C/O Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12776.

**Case No: 17960/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Mortgage Co (RF) (Proprietary) Limited, Applicant and Frans Boy Koka, ID: 8712305562086, 1st Respondent, City of Tshwane Metropolitan Municipality, 2nd Respondent and The Blyde Home Owners Associaton, 3rd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-31, 10:00, Sheriff Pretoria East at Christ Church, 820 Pretorius Street, (entrance also at 813 Stanza Bopape Street, Arcadia)**

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 R567 600.00 to the highest bidder, will be held by the SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) on 31 January 2024 at 10:00AM of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) Section No 1186 as shown and more fully described on Sectional Plan No SS333/2020, in the scheme known as THE BLYDE in respect of the land and building or buildings situated at ZWARTKOPPIES EXTENSION 45 TOWNSHIP, Local Authority: City of Tshwane Metropolitan Municipality of which section the floor area, according to the said Sectional plan is 37 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 ST6691/2021 and subject to such conditions as set out in the aforesaid deed and more especially subject to the conditions imposed in favour of the BLYDE HOME OWNERS ASSOCIATION

Situated: Unit 1186, The Blyde, 1737 Bronkhorstspuit Street, Zwartkoppies Ext 45

Zoned: RESIDENTIAL

The property consists of UNIT with kitchen, bedroom, bathroom, shower, toilet and carport. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 PRETORIA EAST at 813 STANZA BOPAPE STREET, ARCADIA). The office of the PRETORIA EAST will conduct the sale.

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

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

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

(c) Payment of a refundable registration fee in the amount of R100 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 PRETORIA EAST at 813 STANZA BOPAPE STREET, ARCADIA).

Dated at PRETORIA, 2023-11-23.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT14734/MRS R THERON/LVDW.

**Case No: 57340/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Michael Mako Nkwenyane, ID: 7812235461085, 1st Respondent and City of Ekurhuleni Metropolitan Municipality, 2nd Respondent**

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

**2024-01-26, 09:30, Sheriff Boksburg at 182 Leeuwpoort Street, Boksburg**

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 R120 000.00 to the highest bidder, will be held by the SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on 26 January 2024 at 09H30 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 309 VOSLOORUS EXTENSION 3 TOWNSHIP; REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG; MEASURING: 301 SQUARE METRES; HELD BY DEED OF TRANSFER NO T27189/2019: SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 309 Kgophane Street, Vosloorus Ext 3, Boksburg, 1459

Zoned: RESIDENTIAL

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

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus vat and a minimum of 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG. The office of the SHERIFF BOKSBURG 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 R15 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG.

Dated at PRETORIA, 2023-11-23.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT16306/MRS R THERON/LVDW.

**Case No: 77/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Applicant and Thomas Arthur Harvey, ID 7009125285084, 1st Respondent and City of Matlosana Municipality, 2nd Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 10:00, Sheriff Stilfontein & Klerksdorp at Shop No 8 Civic Centre, Somerset Avenue, Stilfontein**

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R800 000.00 to the highest bidder, will be held by the SHERIFF STILFONTEIN & KLERKSDORP at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN on 26 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: ERF 680 WILKOPPIES EXTENSION 17 TOWNSHIP; REGISTRATION DIVISION I.P., NORTH WEST PROVINCE; MEASURING: 1812 SQUARE METRES; HELD BY DEED OF TRANSFER NO T35706/18; SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 24 Barry Avenue, Wilkoppies, Klerksdorp

Zoned: RESIDENTIAL

The property consists of DWELLING WITH ENTRANCE HALL, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, 4 BEDROOMS, 2 BATHROOMS, 3 SHOWERS, 4 TOILETS, DRESSING ROOM AND OUTBUILDINGS CONSISTING OF 2 GARAGES, 4 CARPORTS, SERVANT'S ROOM, LAUNDRY, STOREROOM, BATHROOM/TOILET, THATCHED VERANDAH AND THATCHED LAPA. 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 SHOP NO 4, DEBMARK BUILDING, 70 SIDDEL STREET, KLERKSDORP. The office of the SHERIFF STILFONTEIN/KLERKSDORP 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 R10 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 at SHOP NO 4, DEBMARK BUILDING, 70 SIDDEL STREET, KLERKSDORP

Dated at PRETORIA, 2023-03-29.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT4028/MRS R THERON/LVDW.

**Case No: M08/22**

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

**In the matter between: SHAHEENA WONDERKIDS PRE PRIMARY (PTY) LTD, Plaintiff and DITSOBOTLA LOCAL MUNICIPALITY, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-31, 12:00, Freedman Diesel Lichtenburg, 144 Thabo Mbeki Drive, Lichtenburg, 2740**

In Pursuance of a Judgment granted in the High Court of South Africa, North West Division, Mahikeng on 27th October 2022 and Writ of execution dated 12 October 2023, in terms of which the movable property listed hereunder will be sold in execution to the highest bidder by the Sheriff of Lichtenburg at Friedman Diesel, 144 Thabo Mbeki Drive, Lichtenburg, Northwest at 12:00 on the 31st day of January 2024.

- 1 X WHITE TOYOTA QUANTAM - HNZ 744 NW
- 1 X WHITE TOYOTA QUANTAM - HNZ 747 NW
- 1 X MERCEDEZ BENZ TRUCK - NO NUMBER PLATE
- 1 X LOW BED TRAILOR - NO NUMBER PLATE
- 1 X 268 MASSEY FERGUSON + EXTRAS - RC 253 NW
- 1 X FALCON SLACHER (YELLOW AND RED)

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

- FICA – legislation iro proof of identity and address particulars;
- Payment of Registration deposit in cash;
- This sale will be conducted by the Sheriff (Auctioneer)
- The above listed will be sold for CASH/EFT only, NO CHEQUES to the highest bidder.

Dated at JOHANNESBURG, 2023-12-12.

Attorneys for Plaintiff(s): THOKAN ATTORNEYS, FIRST FLOOR LAW CHAMBERS, 98 WILLIAM ROAD, NORWOOD, JOHANNESBURG. Telephone: 010 593 0788. Attorney Ref: SWPP/DLM/LIT 558.

**Case No: 24905/21**

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

**In the matter between: Firststrand Bank Limited, Applicant and Kholiswa Eunice Kleinboo, ID: 7907210433081, 1st Respondent, City of Tshwane Metropolitan Municipality, 2nd Respondent and The Body Corporate of Daffodil Gardens South, 3rd Respondent**

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

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

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a minimum bid price of R100 000.00 to the highest bidder, will be held by the SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 on 26 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 4404 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO: SS145/08 IN THE SCHEME KNOWN AS DAFFODIL GARDENS SOUTH IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF1305 KARENPARK EXTENSION 29 TOWNSHIP; LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 71 (SEVENTY ONE) SQUARE METRES IN EXTENT; AND
- (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID

SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN; HELD BY DEED OF TRANSFER NO: ST17998/2008 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: 4404 Daffodil Gardens South, Madelief Street, Karenpark Ext 29, Pretoria

Zoned: RESIDENTIAL

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

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

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

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

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

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

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

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

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

(d) Registration conditions.

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

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: MAT8259MS R VAN DEN BURG/VAN DER WATT.

Case No: 8218/2018

Docex: 4, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

In the matter between: **GERHARDUS JOHANNES JANSE VAN RENSBURG, Plaintiff and ADRIAAN RUDOLPH FONDSE, Defendant**

"AUCTION" NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

**2024-01-17, 10:00, SHERIFF CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION**

THIS SALE IN EXECUTION conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number: 8218/2018 dated 04 July 2023 and writ of attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R1,000,000.00 (One Million Rand) at the offices of the Sheriff of the High Court - Centurion East on 17 January 2024 at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION at 10h00.

Full Conditions of Sale can be inspected at the offices of the Sheriff of the High Court - Centurion East at the abovementioned address and will 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 regards to the description and/or improvements.

Property: ERF 347, GROENKLOOF IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT 67 FRANS OERDER STREET, GROENKLOOF, PRETORIA TOWNSHIP, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH THE FLOOR AREA IS 1249 (ONE THOUSAND TWO HUNDRED AND FORTY-NINE) SQUARE METRES IN EXTENT; AND HELD BY DEED OF TRANSFER NUMBER T57759/1987

Also known as 67 FRANS OERDER STREET, GROENKLOOF.

Improvements: Double Garage, 6 x rooms house, no roof (damaged)

THIS PROPERTY IS ZONED: Residential (the accuracy hereof not guaranteed)

1. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court - Centurion East, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION during office hours.

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

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.infor.gov.za/view/DownloadFileAction?id=99961>);
- b. FICA-legislation requirements: proof of identity and residential address;
- c. Payment of a registration fee of R15,000.00 (refundable), in cash for immovable property;
- d. All conditions applicable to registration.
- e. The sheriff or his deputy will conduct the auction.

Dated at PRETORIA, 2023-12-29.

Attorneys for Plaintiff(s): GMI ATTORNEYS, HARLEQUINS OFFICE PARK, 164 TOTIUS STREET, GROENKLOOF, PRETORIA. Telephone: 0124288608. Fax: 012428601. Attorney Ref: J SMALBERGER/01866834. Attorney Acct: Johan Smalberger.

**Case No: 2023-44689**

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

**In the matter between: RENIER NE INC T/A NEL ATTORNEYS (1st Judgment Creditor), KROWN BRIDGING (PTY) LTD (2nd Judgment Creditor) and DEMIGANS PROPERTIES CC T/A KWA CLOCKWROK PROPERTIES (3rd Judgment Creditor) and ADELLE KLOPPER - ID NO: 760407 0042 082, (1st Judgment Debtor), JAKOBUS ADRIAAN KLOPPER - ID NO 850112 5014 083 (2nd Judgment Debtor) and THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (3rd Judgment Debtor)**

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

**2024-01-31, 11:00, Sheriff Springs- 99 - 8h Street, Springs.**

In pursuance of judgment in the High Court for the district of Johannesburg and a Warrant of Execution dated 27 September 2023, the property listed below will be sold in execution by the Sheriff Springs, on the 31st of January 2024 with reserve in the amount of R720 000.00 (Seven Hundred and Twenty Thousand Rand) at Springs, 99-8th Street, Springs, at 11:00 to the highest bidder:

PROPERTY: Erf 656, Portion 10 as shown and more fully described as ERF 656, Portion 10, Modder East, Gauteng held by the Judgment Debtors under Deed of Transfer T22451/970, which is better known as 18 Drakenstein Avenue, Modder East, Springs in the Ekurhuleni Metropolitan Municipality of which section the floor area is 1023 (One Thousand And Twenty-Three) square meters in extent; . Held by deed of transfer T22451/970

Also known as 18 Drakenstein Avenue, Modder East, Springs

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of : Lounge, Dining Room, 1 1/2 Bathrooms, 1 Master Bathroom, 4 Bedrooms, Kitchen, 1 Outbuilding, Inner Floor Finishing - Carpets and Tiles, Lapa, Tile Roof, Pre-Cast Fencing, Single Storey building, Outer Wall - Finishing.

**THE CONDITIONS OF SALE:**

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guarantee to be furnished to the sheriff of the Court, Springs within 21 days from the date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Springs, 99-8th Street, Springs.

Dated at Roodepoort, 2023-12-13.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: SVZ/ETK0589.

Case No: 6566/21P

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

**In the matter between: NEDBANK LIMITED (Reg. No. 1951/000009/06), Judgement Creditor and CLARAH NOMZAMO KHAMA N.O. (in her capacity as duly appointed Executor in the estate of the late ALGENON THIPASERE KHAMA), JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

By way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDES, DURBAN and/or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended.

CERTAIN: ERF 1066 COEDMORE EXTENSION NO 1 PROVINCE: KWAZULU-NATAL REGISTRATION DIVISION: FT

MAGISTERIAL DISTRICT: DURBAN MEASURING: 1 371 (ONE THOUSAND THREE HUNDRED AND SEVENTY ONE) SQUARE METRES AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NO T029611/07. SITUATE AT: 26 STARLING AVENUE, YELLOWWOOD PARK, DURBAN

The following information is furnished but not guaranteed.

IMPROVEMENTS: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS WITH BUILT IN CUPBOARDS, 1X FULLY FITTED KITCHEN, 1X BATHROOM, 1X SHOWER, 1X TOILET, 1X GARAGE, 1X CARPORT, SWIMMING POOL, BOUNDARY FENCED WITH CONCRETE, BURGLAR GUARDS ON DOORS AND WINDOWS, ALARM SYSTEM WITH 2 BEAMS OUTSIDE. ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at a rate of 1% of the purchase price per month from date of occupation to date of transfer. The full Conditions of Sale and rules of auction may be inspected at the offices of the SHERIFF, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN 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. Rules of the auction and conditions of sale may be inspected at the sheriff's office UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN 24 hours before prior to the auction.
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=9961>).
  - b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.
  - c) All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
  - d) All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
4. Registration conditions.
5. Advertising costs at current publication rates and sale costs according to court rules apply.

The auction will be conducted by the Sheriff, Allan Murugan, or his Deputy.

Dated at Odendaalsrus, 2024-01-05.

Attorneys for Plaintiff(s): VAN VUUREN ATTORNEYS, 114 JOSIAS STREET, ODENDAALSRUS, 9480. Telephone: 057-3981471. Fax: 057-3981613. Attorney Ref: CVV/lizanne/1121-17.

**Case No: 10715/2022**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and BONGANI CHRISTOPHER MKHASIBE, ID: 880221 5541 08 8, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 08:00, NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 20 July 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, LENASIA / LENASIA NORTH / SOWETO EAST, on the 31 January 2024 at 08:00 at the Sheriff's office, NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) subject to a reserve price of R494 000.00: CERTAIN: ERF 16524 PROTEA GLEN EXTENSION 16 TOWNSHIP; REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 252 (TWO HUNDRED AND FIFTY TWO) Square metres; HELD BY DEED OF TRANSFER NUMBER T49255/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"); also known as 16524 ALPINE STREET, PROTEA GLEN SOWETO the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X LOUGE 1 X KITCHEN. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of LENASIA / LENASIA NORTH / SOWETO EAST at NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). The Sheriff LENASIA / LENASIA NORTH / SOWETO EAST, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) Bidders to comply consumer protection ACT No 68 of 2008 & Rule 46 Uniform Court Rules, FICA Auction Registration requirements available at Sheriff's Office Notice Board. c) All bidders should timeously request the registration requirements from the Sheriff, under no circumstances will registration requirements be condoned. d) Payment of a Registration Fee of R50 000.00 in cash or by EFT. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff SOWETO EAST during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-10-11.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S13362.

**Case No: 23493/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(23493/2021)

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NIKLAAS BEZUIDENHOUDT ID: 840130 5523 08 8, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-31, 08:00, NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING)**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 20 July 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, LENASIA / LENASIA NORTH / SOWETO EAST, on the 31 January 2024 at 08:00 at the Sheriff's office, NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) subject to a reserve price of R580 000.00: CERTAIN: ERF 19129 DIEPKLOOF TOWNSHIP REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 317 (Three Hundred and Seventeen) Square metres; HELD BY DEED OF TRANSFER NUMBER T51696/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"); also known as ERF/HOUSE 19129 XXEI STREET, DIEPKLOOF ZONE 4, SOWETO, the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: MAIN BUIDLING: 3 X BEDROOMS 1 X KITCHEN 1 X DINING ROOM 1 X BATHROOM 1 X SHOWER - OUT BUILDING: 8 X ROOMS 1 X LAUNDRY 2 X SHOWERS 2 X TOILETS 1 CARPORT. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's

Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of LENASIA / LENASIA NORTH / SOWETO EAST at NO 5 2ND AVENUE CNR STATION ROAD, ARMADALE (KNOWN AS VIKING). The Sheriff LENASIA / LENASIA NORTH / SOWETO EAST, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) Bidders to comply consumer protection ACT No 68 of 2008 & Rule 46 Uniform Court Rules, FICA Auction Registration requirements available at Sheriff's Office Notice Board. c) All bidders should timeously request the registration requirements from the Sheriff, under no circumstances will registration requirements be condoned. d) Payment of a Registration Fee of R50 000.00 in cash or by EFT. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff SOWETO EAST during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-10-12.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S11306.

**Case No: 2022/20830**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION

**2024-01-23, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 APRIL 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 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 reserve price of R587 000.00.

CERTAIN: ERF 277 LA ROCHELLE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T43386/2021;

SITUATE AT: 4 6TH STREET, LA ROCHELLE, JOHANNESBURG SOUTH

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 74 6TH STREET, LA ROCHELLE, JOHANNESBURG SOUTH consists of: Lounge, Dining, Kitchen, 3 x Bedrooms and 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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



The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 011 680 0352, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT43172).

Dated at JOHANNESBURG, 2023-12-05.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT43172.

**Case No: 2020/6985**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION

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

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 02 FEBRUARY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 23 JANUARY 2024 at 10:00 at SHOP NO. 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with reserve price of R445 000.00.

CERTAIN: ERF 371 FOREST HILL TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG,

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE);

HELD: Under Deed of Transfer T47570/2018;

SITUATE AT: 63 STAMFORD STREET, FOREST HILL, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 63 STAMFORD STREET, FOREST HILL, JOHANNESBURG consists of: Lounge/Dining Room, Kitchen, 2 x Bedrooms, 1 x Bathroom and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. "advertising costs at current publication rates and sale costs according to court rules, apply."

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 0116800352, or at the offices of the

attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT34908).

Dated at JOHANNESBURG, 2023-12-05.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT34908.

**Case No: 22293/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MANDLA PETRUS KHOZA, ID: 761025 5324 08 8, 1st Defendant and NOMSA KHOZA, ID: 830809 0602 08 6, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 09:30, 182 LEEUPOORT STREET, BOKSBURG**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 01 June 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BOKSBURG, on the 26 January 2024 at 09:30 at the Sheriff's office, 182 LEEUPOORT STREET, BOKSBURG, subject to a reserve price of R739,540.00: CERTAIN: PORTION 1 OF ERF 495 LILANTON EXTENSION 1 TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 813 (EIGHT HUNDRED AND THIRTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER T34969/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED also known as 33 BIRD ROAD, CORNER GAIL ROAD, LILANTON, BOKSBURG, the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 1 X LOUNGE 1 X DININGROOM 3 X BEDROOMS 1 X STUDY 1 X KITCHEN 2 X BATHROOMS 1 X SHOWER 2 X TOILETS 2 X GARAGES POOL. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of BOKSBURG at 182 LEEUPOORT STREET, BOKSBURG. The Sheriff BOKSBURG, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R10 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff BOKSBURG during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-10-10.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12841.

**Case No: 13814/2021**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and DEON VAN DER MERWE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 09:00, SHERIFF'S OFFICE, 62 LUDORF STREET, BRITS**

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on the 28TH JULY, 2022 and a Warrant of Execution against Immovable Property A sale in Execution of the undermentioned property will be sold by public auction to the highest bidder with a reserve of R205,765.80 at SHERIFF, BRITS, 62 LUDORF STREET, BRITS on MONDAY the 29TH day of JANUARY, 2024 at 09H00

Full conditions of sale can be inspected at the Sheriff BRITS at the abovementioned address and will be read out prior to the Sale.

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

PROPERTY: ERF 113 EVERGLDES TOWNSHIP, REGISTRATION DIVISION J Q NORTH WEST PROVINCE

MEASURING: 520 (FIVE HUNDRED AND TWENTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 162915/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO CONDITIONS IMPOSED BY THE EVERGLADES HARTIES HOME OWNERS ASSOCIATION

IMPROVEMENTS (Not guaranteed): VACANT GROUND

ZONING: Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court BRITS, 62 LUDORF STREET, BRITS during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R20 000,00 (refundable) in cash or bank guaranteed cheque

(d) Registration condition

2. The full conditions of sale may be inspected at the offices of the Sheriff of the High court BRITS, 62 Ludorf street, Brits

3. The auction will be conducted by Sheriff and/or his/her duly appointed Deputy

Dated at PRETORIA, 2024-01-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE PRETORIA. Telephone: 012 325 4185. Fax: 012 324 3735. Attorney Ref: DU PLOOY/LM/GP12728 - e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 13814/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and DEON VAN DER MERWE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-29, 09:00, SHERIFF'S OFFICE, 62 LUDORF STREET, BRITS**

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on the 28TH JULY, 2022 and a Warrant of Execution against Immovable Property A sale in Execution of the undermentioned property will be sold by public auction to the highest bidder with a reserve of R205,765.80 at SHERIFF, BRITS, 62 LUDORF STREET, BRITS on MONDAY the 29TH day of JANUARY, 2024 at 09H00

Full conditions of sale can be inspected at the Sheriff BRITS at the abovementioned address and will be read out prior to the Sale.

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

PROPERTY: ERF 113 EVERGLDES TOWNSHIP, REGISTRATION DIVISION J Q NORTH WEST PROVINCE

MEASURING: 520 (FIVE HUNDRED AND TWENTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 162915/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO CONDITIONS IMPOSED BY THE EVERGLADES HARTIES HOME OWNERS ASSOCIATION

IMPROVEMENTS (Not guaranteed): VACANT GROUND

ZONING: Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court BRITS, 62 LUDORF STREET, BRITS during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

- (b) Fica-legislation: Requirement proof of ID and residential address
  - (c) Payment of a Registration fee of R20 000,00 (refundable) in cash or bank guaranteed cheque
  - (d) Registration condition
  - 2. The full conditions of sale may be inspected at the offices of the Sheriff of the High court BRITS, 62 Ludorf street, Brits
  - 3. The auction will be conducted by Sheriff and/or his/her duly appointed Deputy
- Dated at PRETORIA, PRETORIA
- Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE PRETORIA. Telephone: 012 325 4185. Fax: 012 324 3735. Attorney Ref: DU PLOOY/LM/GP12728 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

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**Case No: 3995/2016**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED) (PLAINTIFF) and JEFFREY BOETIE METH (1ST DEFENDANT) AND ZANELE MISSIWE ROSEMARY METH (2ND DEFENDANT)**

NOTICE OF SALE IN EXECUTION

**2024-01-26, 10:00, SHERIFF PHALABORWA, 12 KIAAT STREET, PHALABORWA**

A sale in Execution of the undermentioned property is to be held without reserve at THE OFFICES OF THE SHERIFF OF THE HIGH COURT PHALABORWA at 12 KIAAT STREET, PHALABORWA on 26TH JANUARY, 2024 at 10H00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT PHALABORWA at 12 KIAAT STREET, PHALABORWA 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 834 PHALABORWA TOWNSHIP EXTENSION 1, REGISTRATION DIVISION: LU

MEASURING: 1 636 SQUARE METRES

KNOWN AS: 25 FRANS DU TOIT STREET, PHALABORWA EXTENSION 1

IMPROVEMENTS:

MAIN BUILDING: LOUNGE, DININGROOM, KITCHEN, PANTRY, 3 BEDROOMS, BATHROOM, SHOWER,

TOILET, 2 CARPORTS, COVERED STOEP

SECOND BUILDING: "GRANNY FLAT" CONSISTING OF: KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET AND CARPORT

Improvements: (Not Guaranteed)

The property is zoned : Residential

1. The rules of this auction are available 24 hours before the auction at the offices of the Acting Sheriff of the High Court, PHALABORWA, 12 Kiaat Street, Phalaborwa during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R50 000,00 (refundable) in EFT

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 2024-01-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP11190- e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

Case No: 407/2018

Docex: 18

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

In the matter between: **LAND AND AGRICULTURAL DEVELOPMENT BANK OF SA, PLAINTIFF and PHILLIPUS LODEWIKUS SMITH N.O., 1ST DEFENDANT, PETRONELLA MARIA ADRIANA SMITH N.O., (in their capacity as trustees of the Phillip Smith Family Trust, IT1005/02), 2ND DEFENDANT, PHILLIPUS LODEWIKUS SMITH, 3RD DEFENDANT and PETRONELLA MARIA ADRIANA SMITH, 4TH DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-02, 15:30, MAGISTRATE'S COURT HOOPSTAD, 12 VAN ZYL STREET, HOOPSTAD**

PROPERTY DESCRIPTION:

REMAINDER OF PORTION 1 OF THE FARM BOSCHPLAAT 292, DISTRICT HOOPSTAD, FREE STATE PROVINCE, MEASURING 256,3818 HECTARES AND HELD IN TERMS OF DEED OF TRANSFER T821/2010.

THE PROPERTY IS ZONED: AGRICULTURAL

Description: Farmhouse consists of 3x bedrooms, 1x living room, 1x kitchen, 1 Bathroom, 1 x small tool room, 1x 40 x 1sm tool room.

The other house consists of 3 x bedrooms, 1 x living room, 1 x kitchen, 1x bathroom, 24 x 9 Tool room, 12 x 12 Tool room. There is one dam / reservoir.

The farm consists of 256 Hectares and 2 x camps.

(the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

ADDITIONS: None

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Virginia's Offices with address 2 NIGELLA GARDENS, VIRGINIA and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgement obtained in the above Court;

Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Virginia / Hoopstad

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

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

3.2 Fica-legislation i.t.o identity & address particulars

3.3 payment of registration monies

3.4 registration conditions

The Office of the Sheriff will conduct the sale with auctioneer Mosikili Bothata;

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

Dated at BLOEMFONTEIN, 2024-01-02.

Attorneys for Plaintiff(s): SYMINGTON DE KOK ATTORNEYS, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: L STRATING. Attorney Acct: FKP0007.

Case No: 2023-038704

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

In the matter between: **CONFIANCE ADMINISTRATIVE SOLUTIONS N.O** (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and **NKADIMENG, MMABJE SOLOMON & OTHERS**, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-01-31, 14h00, Unit 7 & 8, 61 van Riebeeck Street, Alberton North, Johannesburg**  
AUCTION NOTICE

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

CASE NO: 2023/038704

In the matter between: **CONFIANCE ADMINISTRATIVE SOLUTIONS N.O** (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate) (PLAINTIFF) AND **NKADIMENG, MMABJE SOLOMON** (Identity Number: 670309 5583 08 7) (FIRST DEFENDANT), **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** (SECOND DEFENDANT), **NEDBANK LIMITED** (THIRD DEFENDANT), AND **SHERIFF JOHANNESBURG EAST** (FOURTH DEFENDANT).

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

**31st day of January 2024, the acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Acting Sheriff Johannesburg East, Unit 7 & 8, 61 Van Riebeeck Street, Alberton North on 31st day of January 2024 at 14h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 20, Door 207 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST5214/2009 situated Unit 20, Door 207, Oak Mansions Body Corporate, 14 Saunders Street, Yeoville, Johannesburg, Gauteng Province, measuring 73.000 sqm. Held by Deed of Transfer Number ST5214/2009. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 20, Door 207, Oak Mansions Body Corporate, 14 Saunders Street, Yeoville, Johannesburg, Gauteng Province, measuring 73.000 sqm. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1.5 x Bedroom(s), 1 x Bathroom(s) and 1 x Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the Acting Sheriff Johannesburg East, Unit 7 & 8, 61 Van Riebeeck Street, Alberton North. The Acting Sheriff Johannesburg East will conduct the sale. Registration as of buyer is a prerequisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee (R100 000.00) by EFT that must reflect in the Sheriff's account prior to the date of sale (d) Registration conditions: no person allowed on premises if not registered for FICA and CPA (e) Advertising costs at current publication rates and sale costs according to court rules, apply (f) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Tel No: 010 001 2628.

Dated at Johannesburg, 2023-12-05.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 001 2628. Attorney Ref: SF10000290/NE/OAK20.

Case No: 2022-36475

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

In the matter between: **CONFIANCE ADMINISTRATIVE SOLUTIONS N.O** (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and **MABASO, SIPHO LESLEY & OTHERS**, Defendants

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-31, 14h00, 61 Van Riebeeck Street, Alberton, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

CASE NO: 2022-36475

In the matter between: **CONFIANCE ADMINISTRATIVE SOLUTIONS N.O** (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate) (PLAINTIFF) AND **MABASO, SIPHO LESLEY** (Identity Number: 661009 5494 08 2) (FIRST DEFENDANT), **CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** (SECOND DEFENDANT), **NEDCOR BANK LIMITED** (THIRD DEFENDANT), AND **SHERIFF JOHANNESBURG EAST** (FOURTH DEFENDANT).

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

**31st day of January 2024, the acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Acting Sheriff Johannesburg East, Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, on 31st day of January 2024 at 14h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements. Description: Unit 4, Door 110 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST54634/1996 situated Unit 4, Door 110, Oak Mansions Body Corporate, 14 Saunders Street, Yeoville, Johannesburg, Gauteng Province, measuring 48.000 sqm. Held by Deed of Transfer Number ST54634/1996. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 4, Door 110, Oak Mansions Body Corporate, 14 Saunders Street, Yeoville, Johannesburg, Gauteng Province, measuring 48.000 sqm. Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of Lounge, Kitchen, Bedroom(s), Bathroom(s) and Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat. 2. A deposit of 10% of the purchase price immediately on demand by the sheriff. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorneys, which shall be furnished to the sheriff within 21 days after the date of sale. 3. The rules of auction are available 24 hours prior to auction at the offices of the Acting Sheriff Johannesburg East, Unit 7 & 8, 61 Van Riebeeck Street, Alberton North. The Acting Sheriff Johannesburg East will conduct the sale. Registration as of buyer is a prerequisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee (R100 000.00) by EFT that must reflect in the Sheriff's account prior to the date of sale (d) Registration conditions: no person allowed on premises if not registered for FICA and CPA (e) Advertising costs at current publication rates and sale costs according to court rules, apply (f) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, with your reserve price, if any, in pursuance to this sale in execution. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Acting Sheriff Johannesburg East at Unit 7 & 8, 61 Van Riebeeck Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) DTB Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Tel No: 010 001 2628.

Dated at Johannesburg, 2024-01-05.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 001 2628. Attorney Ref: SF10000264/NE/OAK4.

Case No: 2022-2507

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: SS TYGERBERG, Plaintiff and MONAGENG, MARABE RICHARD & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-29, 10h00, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

CASE NO: 2022/2507

**In the matter between: TYGERBERG BODY CORPORATE (SS Number: 122/1992) (PLAINTIFF) AND MONAGENG, MARABE RICHARD (Identity Number: 540710 5371 08 4) (FIRST DEFENDANT) AND MONAGENG, CYNTHIA LINDIWE (Identity Number: 620201 0352 08 2) (SECOND DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (THIRD DEFENDANT) SHERIFF JOHANNESBURG CENTRAL (FOURTH DEFENDANT)**

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

**29th day of January 2024, the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 29th day of January 2024 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 17, Door 206 in the scheme known as Tygerberg Body Corporate with Scheme Number SS122/1992, under Title Deed ST 16411/1996, situated Unit 17, Door 206, 46 - 48 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 74.000 sqm (SEVENTY-FOUR SQUARE METRES).

Held by Deed of Transfer Number ST 16411/1996. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 17, Door 206, 46 - 48 Primrose Terrace, Berea, Johannesburg, Gauteng Province, measuring 74.000 sqm (SEVENTY-FOUR SQUARE METRES).

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

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat.

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The Sheriff Johannesburg Central will conduct the sale.

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

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central at 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 001 2628 Ref: SF10000287/NE/ TYG17

Dated at Johannesburg, 2024-01-05.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 001 2628. Attorney Ref: SF10000287/NE/ TYG17.



Case No: D4760/2019

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NOZUKO LOYISO  
MGODUKA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-25, 12:00, THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH: 350/352 MATTHEWS  
MEYIWA ROAD, MORNINGSIDE, DURBAN**

Kindly take notice that the undermentioned property will be sold in execution by the Acting Sheriff Durban South on 25th JANUARY 2024 from 12H00 at THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH: 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and/ or online registration on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as Amended).

CERTAIN: ERF 787 MOBENI, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 829 (EIGHT HUNDRED AND TWENTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T22490/2003, SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

MAGISTERIAL DISTRICT: DURBAN SOUTH, THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (The improvements are not guaranteed). The property is situated at 11 STANBRIDGE CRESCENT, WOODLANDS, 4004. MAIN BUILDING: Freestanding House, Brick Walls, Tile Roof, Tile and Wood Floor, 1 Lounge, 1 Kitchen, 4 Bedrooms, 1 Bathroom; and 1 Toilet OUT BUILDING: Semi - Attached Building, Brick Walls, Tile Roof, Tile Floor, 1 Bedroom, 1 Shower, 1 Toilet; and OTHER INFORMATION: Fenced Boundary, Concrete Fence, Swimming Pool, Paving, indow Burglar guards, (NOT GUARANTEED) The full conditions of sale may be inspected at the abovementioned office of the Acting Sheriff Durban South at 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN. Take further notice that:- 1. The sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price and The Auctioneers Commission in cash or EFT on the day of sale as per our sale requirements. 3. The balance of the purchase price shall be paid against transfer and shall be secured by a guarantee issued by financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale as stipulated in our sale requirements. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale as stipulated in our sale requirement. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to the date of transfer. 6. The Rules of this auction is available 24 hours before the auction at the office of the Acting Sheriff Durban South at 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN. 7. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff. (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 deposit of R40,000.00 (refundable) in cash, for all online bidders. (d) Payment of Registration deposit of R15,000.00 in cash (refundable) for buyers physically attending the auction. (e) Registration conditions. 8. The office of the Acting Sheriff Durban South, will conduct the sale with Sheriff Allan Murugan and/or his Deputy. 9. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at DURBAN, 2023-12-18.

Attorneys for Plaintiff(s): HARKOO BRIJLAL & REDDY INC., 155 MATTHEWS MEYIWA ROAD, MORNINGSIDE, DURBAN. Telephone: 0313032727. Attorney Ref: RH/NK/S8084/16.

Case No: 57089/2019

Docex: 42

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

In the matter between: **ESKOM FINANCE COMPANY SOC LTD, First Execution Creditor and NQABA FINANCE 1 PTY LTD, Second Execution Creditor and NTHABISENG CHRISTINAH MOKHANEDI, ID NO: 870917 10321 087 (In her capacity as EXECUTRIX IN THE ESTATE OF THE LATE MORAPEDI PHILLEMOKHANEDI), FIRST EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 10:00, AT THE OFFICE OF SHERIFF HALFWAY HOUSE/ALEXANDRA, 614 JAMES  
CRESCENT, MIDRAND, 1685**

In pursuance of a Judgment in the High Court of SOUTH AFRICA GAUTENG DIVISION, PRETORIA on the 19 JANUARY 2022 and Writ of Execution issued pursuant thereto the property listed hereunder will be sold in

Execution on 30 January 2024 at 10:00am at THE OFFICE OF SHERIFF HALFWAY HOUSE/ALEXANDRA, 614 JAMES CRESCENT, MIDRAND, 1685 to the highest bidder with a reserve price of R700 000.00 (SEVEN HUNDRED THOUSAND RAND)

1. A Unit consisting of -

a) Section No 22 as shown and more fully described as Sectional Plan No. SS749/2005, in the scheme known as SHIRLANDI in respect of the land and building or buildings situate at HALFWAY GARDENS EXTENSION 99 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 87 (EIGHTY SEVEN) square meters in extent; and

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

HELD BY DEED OF TRANSFER NO. ST75919/2010

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 22 SHIRLANDI COMPLEX 202, KUAFFMAN STREET, HALFWAY GARDENS, MIDRAND, 1685

The following improvements are reported to be on the property, but is not guaranteed:

The property is situated in a secured estate

1 Storey

1 Lounge

1 Kitchen

3 Bedrooms

2 Bathrooms

1 Patio/Braai

Paving and Brick Walls

THE CONDITIONS OF SALE

1. The purchase price will be payable as to a deposit in cash of 10% and the balance against transfer.

2. The rules of this auction are available 24 hours before the auction at THE OFFICE OF SHERIFF HALFWAY HOUSE/ALEXANDRA, 614 JAMES CRESCENT, MIDRAND, 1685. The auction will be conducted by the Sheriff Halfway House. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

c) Payment of registration fee of R50 000.00 in cash or bank guaranteed cheque / eft.

d) Registration conditions

3. The full conditions of Sale which will be read immediately prior to the sale may be inspected at THE OFFICE OF SHERIFF HALFWAY HOUSE/ALEXANDRA, 614 JAMES CRESCENT, MIDRAND, 1685

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

MATLALA VON METZNGER ATTORNEYS, PLAINTIFF'S ATTORNEYS, 1 LANA STREET, WIKUS MULLER BUILDING, WITBANK 1035. REF: K.A. MATLALA/NOMHLE/WL/X371. TEL: (013) 656 6059. P.O. BOX 274, WITBANK 1035

Dated at WITBANK, 2023-12-18.

Attorneys for Plaintiff(s): MATLALA VON METZNGER ATTORNEYS, 1 LANA STREET, WITBANK NEWSBUILDING, WITBANK. Telephone: 013 6566059. Fax: 013 656 6064. Attorney Ref: WL/X371.

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**Case No: 2019/93565****Docex: Docex 55 Randburg**

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

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Diale, Frederick Koketo, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-26, 11:00, Cnr 3 Vos and Broderick Avenue, The Orchard Ext 3, Gauteng**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court Tshwane North on 26 January 2024 at 11H00 at Sheriff's Office cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, Gauteng, of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 4058 The Orchards Extension 21 Township Registration Division J.R. Province Of Gauteng Measuring 311 (Three Hundred And Eleven) Square Metres, Held By Deed Of Transfer Number T50735/2018, Subject To The Terms And Conditions Contained Therein, Physical address: 10 Griet Venter Street, The Orchards Extension 21. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Main Dwelling: Lounge, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Shower, 2 Toilets, 1 Out Garage, Walls: Brick/Paint, Roof: Tile. Terms: The sale is without reserve price (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, Gauteng.

Dated at Hurlingham, 2023-11-15.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004720.

**Case No: 2022/30103****Docex: Docex 55 Randburg**

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

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Selotlegeng, Tlotliso William, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, 614 James Crescent, Halfway House, Midrand**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 30 January 2024 at 11H00 at Sheriff's Office Sheriff Halfway House, 614 James Crescent, Halfway House, Midrand 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: A Unit consisting of Section No 55 as shown and more fully described on Sectional Plan No SS851/2015, in the scheme known as Allegro in respect of the land and building or buildings situate at Erf 1630 Sagewood Extension 19 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 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 judgment debtor under Deed of Transfer ST19680/2016; Physical address: Unit 55 Allegro, 43 Patchouli Street, Sagewood Ext 19, Midrand, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, 1 x shower, 1 x wc, 1 x out garage, 1 x covered balcony. Terms: The sale is with reserve price of R510,000.00 (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 sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). The Conditions of Sale may be inspected at the Sheriff's offices at Sheriff Halfway House, 614 James Crescent, Halfway House, Midrand. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hurlingham, 2023-12-06.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004272.

**Case No: 2020/64295**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Masela, Kagiso Darren, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-29, 09:00, 62 Ludorf Street, Brits, 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 Brits on 29 January 2024 at 09H00 at Sheriff's Office 62 Ludorf Street, Brits, 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 1065 Lethlabile-B Extension 1 Township, Registration Division J.Q. North West Province, Measuring 216 (Two Hundred And Sixteen) Square Metres Held By Deed Of Transfer Number T95187/2017 and Subject To The Conditions Therein Contained Physical address: Stand 1065, Block B Letlhabile-B Extension 1. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 2 Bedrooms, Bathroom, Toilet, Carport, Floors: Tiles Roof: Harvey Tiles. Terms: The sale is with reserve price of R282, 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 62 Ludorf Street, Brits, Gauteng.

Dated at Hurlingham, 2023-12-07.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004710.

**Case No: 1118/2022**

**Docex: DOCEX 271, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited; Plaintiff and Kurauone Shoniwa Dennis Mhangami and 1st Defendant, Varaizdo Mhangami; 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-01-30, 11:00, 24 Rhodes Street, Kengsington B, Randburg**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 24 January 2023 in terms of which the following property will be sold in execution on the 30th of January 2024 at 11h00 by the Sheriff Sandton North at 24 Rhodes Street, Kengsington B, Randburg, to the highest bidder subject to such reserve, as set by Court in the amount of R481 000.00:

Certain Property:

Section No. 234 as shown and more fully described on Sectional Plan No. SS526/2005 in the scheme known as Villefranche in respect of the land and building or buildings situate at Lone Hill extension 87 Township, City of Johannesburg, measuring 52 square metres, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held under deed of Transfer No. ST61978/2016

Physical Address: 234 Villefranche, 19 White Hills Boulevard, Lonehill Ext 87.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

2bedrooms, 1bathroom, lounge, kitchen. (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(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 by 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 Sandton North, 24 Rhodes Street, Kengsington B, Randburg.

The Sheriff Sandton North 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 by EFT;

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 Sandton North, 24 Rhodes Street, Kengsington B, Randburg, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-12-05.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT71864.

**Case No: 631/2022**

**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Herbert Alistair Berrington; Defendant**

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

**2024-01-31, 10:00, 19 Pollock street, Randfontein**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 16 Noveber 2022, in terms of which the following property will be sold in execution on the 31st of January 2024 at 10h00 by the Sheriff Randfontein at 19 Pollock Street, Randfontein, to the highest bidder subject to such reserve price as set by Court in the amount of R475 000.00 (Four Hundred and Seventy Five Thousand Rand):

Certain Property: Erf 163 Culemborgpark extension 1 Township, Registration division I.Q., Gauteng Province, Measuring 1000 square metres, Held under deed of Transfer No. T44154/2011

Physical Address: 14 Van Der Stel street, Culemborgpark extension 1, Randfontein.

Zoning: Residential

Magisterial District: Randfontein

Improvements: The following information is furnished but not guaranteed:

8 bedrooms, 4 bathrooms, kitchen, lounge, dining room, carport, 1 store 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 Randfontein, 19 Pollock Street, Randfontein.

The Sheriff Randfontein 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 prior;

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 Randfontein, 19 Pollock Street, Randfontein during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-12-05.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic

Cnr Surrey Avenue & Republic Road, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT63040.

**Case No: 9834/2022P**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and VUSUMUZI MAXWELL MSIMANGA, 1<sup>st</sup> Defendant and NTOMBIZODWA VERONICA MSIMANGA (Married in community of property to each other), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-01-25, 10:00, THE SHERIFFS OFFICE, 10 HUNTER ROAD, LADYSMITH**

In pursuance of the judgment granted by this Honourable Court on 19 JANUARY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price of R382 000.00 by the Sheriff High Court SHERIFF LADYSMITH at THE SHERIFF'S OFFICE, 10 HUNTER ROAD, LADYSMITH on 25 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, SHERIFF LADYSMITH: 10 HUNTER ROAD, LADYSMITH, 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 14604 LADYSMITH, REGISTRATION DIVISION GS, PROVINCE OF KWAZULU-NATAL IN EXTENT 340 (THREE HUNDRED AND FORTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T8425/2001 SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

(also known as: 3 UMLAHLANKOSI ROAD, LADYSMITH, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: LADYSMITH

ZONING: RESIDENTIAL

**IMPROVEMENTS: (Not Guaranteed)**

Consists of a Building with tiled iron roof and tiled floors which consists of: 1 OPEN PLAN LOUNGE AND KITCHEN, 3 BEDROOMS, 1 BATHROOM and 1 GARAGE.

**TAKE FURTHER NOTICE THAT:**

1. This sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuance of an order granted against the Defendants for money owing to the Plaintiff and judgment obtained in the above court.

2. Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's office, 24 hours prior to the auction.

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

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

b) FICA - legislation i.r.o proof of identity and address (not older than three months)

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

d) Registration conditions.

4. STRICT COVID-19 GOVERNMENT REGULATIONS APPLY. WE HAVE THE RIGHT TO DISALLOW ANY PERSON THAT DOES NOT ADHERE TO THE REGULATIONS.

The Office of the Sheriff for Ladysmith will conduct the auction with the Sheriff (Mr R. Rajkumar), or his Deputy.

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

Dated at DURBAN, 2024-01-03.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Telephone: (031) 007 0811. Fax: 086 639 6551. Attorney Ref: DS0273/DBS/C JACOB/VG.

**Case No: 21075/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and SHINELL SINGH (IDENTITY NUMBER: 9703270090087), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-29, 09:00, Sheriff of the High Court Mitchells Plain North at 145 Mitchell Avenue, Woodridge, Woodlands**

In pursuance of a judgment and warrant granted on 6 June 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 29 January 2024 at 9:00 by the Sheriff of the High Court Mitchells Plain North at 145 Mitchell Avenue, Woodridge, Woodlands to the highest bidder subject to a reserve price of R435 000.00:- CERTAIN: ERF 13818 PHILIPPI, IN THE CITY OF CAPE TOWN SITUATED: 141 Acacia Street, Philippi, Cape Town MAGISTERIAL DISTRICT: Cape Town Central REGISTRATION DIVISION: CAPE DIVISION, PROVINCE OF THE WESTERN CAPE MEASURING: 147 (ONE HUNDRED AND FOURTY SEVEN) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Brick walls; Tiled Roof; Partly vibre-crete fencing; Burglar Bars; 2 x Bedrooms; Build-in Cupboards; Cement Floors; Open-plan Kitchen and Lounge; and 1 x Bathroom and Toilet; DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, SHINELL SINGH (IDENTITY NUMBER: 9703270090087), under her name under Deed of Transfer No. T65023/2021. The full conditions may be inspected at the offices of the Sheriff of the High Court Mitchells Plain North. Further take notice that a registration fee of R15 000.00 in cash is payable to attend the auction. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/WE/IC000815, C/O LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHDOLD WAREHOUSE BUILDING, FIR STREET, OBSERVATORY, CAPE TOWN, 7925, TEL: (021) 003 4000, FAX: 086 526 4533

Dated at Pretoria, 2024-01-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O C/O LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHOLD WAREHOUSE BUILDING, FIR STREET, OBSERVAT. Telephone: (012)817-4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/we/IC000815.

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**PAUC****PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****VENDOR AUCTIONEERS****P & E MAARTENS****(Master's Reference: G414/2023)****INSOLVENT ESTATE AUCTION****2024-01-25, 11:00, 70/53 GREENGATE, VILLA NIRVANA ESTATE, 34 VALLEY DRIVE, GREENGATE**

4 BEDROOM HOME WITH 2 BATHROOMS, LIVING AREA, KITCHEN AND GARDEN.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, Tel. 0124038360, Website:  
www.venditor.co.za, Email: monique@venditor.co.za, Ref. 15391.

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**VENDOR AUCTIONEERS****TSWANE SIGNS CC****(Master's Reference: T239/2023)****LIQUIDATION AUCTION OF PRIME COMMERCIAL PROPERTY****2024-01-24, 11:00, 434 PRETORIA STREET, SILVERTON**

COMMERCIAL PROPERTY IN SILVERTON WITH WORKSHOP, SHOPFRONT AND OFFICES.

CONTACT OUR OFFICES FOR THE COMPLETE BIDDERSPACK

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, Tel. 0124038360, Website:  
www.venditor.co.za, Email: monique@venditor.co.za, Ref. 15480.

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**VENDOR AUCTIONEERS****PG KESWA****(Master's Reference: T1559/22)****INSOLVENT ESTATE AUCTION****2024-01-23, 11:00, 17 MOPALAMI, NGOYI STREET, PRETORIA CENTRAL**

THE UNIT COMPRISES OF A BEDROOM, BATHROOM, LOUNGE, KITCHEN AND SUNROOM.

MONIQUE SMIT, 199 GORDON ROAD

QUEENSWOOD, Tel. 0124038360, Website: www.venditor.co.za, Email: monique@venditor.co.za, Ref.  
15461.

**In2Assets Properties Pty Ltd**  
**Liquidation Sale - GSF Trucking CC**  
**(Master's Reference: D000098/2021)**

Auction Notice

**2024-01-30, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

Liquidation Sale - Upmarket 4 Bedroom House In Gated Estate. 8 Mongoose Place, Hawaan Forest Estate, Umhlanga

Masters Reference: D000098/2021 / GSF Trucking CC (In Liquidation) | Site Extent:  $\pm 1\,099\text{ m}^2$  | Gross Building Area:  $\pm 480\text{ m}^2$  | 4 Bedrooms | 3 Ensuite bathrooms plus 1 separate | Lounge, Kitchen, Dining room, Scullery | Double garage plus 4 open bays | Staff accommodation | Pool

This residential property, measuring  $1099\text{m}^2$  in extent, with  $488\text{m}^2$  of building improvements, is situated on one of the most remarkable estates along the KwaZulu Natal coastline, in the Hawaan Forest Estate in Umhlanga. This small, well-maintained exclusive estate on Herald Drive offers the peace and privacy that conventional densely settled urban developments do not, whilst still providing the security and amenities enjoyed by residents of upmarket complexes. The property is in a peaceful forest setting but just a few minutes from the busy Umhlanga Centre, close to Gateway and the surrounding business node, as well as schools, hospitals, golf courses and even the beach.

The property is a pan handle site situated on a cul-de-sac, comprising of a double-storey building, with a flat-decked concrete roof, comprising of 4 bedrooms (3 en-suite), 1 bathroom, a lounge, kitchen, dining room, staff accommodation, a swimming pool, koi pond with fish and a double garage. The property is secured within Hawaan Forest Estate by 24-hour manned security and an electrified boundary fence.

The properties within the Estate are upmarket and have been designed for discerning homeowners looking for luxury living whilst enjoying the tranquility of coastal life and a rich natural environment. The Estate provides a magnificent lifestyle and is complemented by superb indigenous landscaping on lavish properties situated on the doorstep of Umhlanga Ridge.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Virend Deonarain, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge, Tel. 0315747600, Fax. 031 574 7601, Website: [www.in2assets.com](http://www.in2assets.com), Email: [vbaskali@in2assets.com](mailto:vbaskali@in2assets.com).

**In2Assets Properties Pty Ltd**  
**Liquidation Sale - GSF Trucking CC**  
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Virend Deonarain, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge, Tel. 0315747600, Fax. 031 574 7601, Website: [www.in2assets.com](http://www.in2assets.com), Email: [vbaskali@in2assets.com](mailto:vbaskali@in2assets.com).

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