



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 703

26

January  
Januarie

2024

No. 50026

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

*GPW* has an official email with the domain as [@gpw.gov.za](mailto:@gpw.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.gpwnonline.co.za](http://www.gpwnonline.co.za) free of charge, should a proof of publication be required.
39. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette(s)*

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: D8567/2019

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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, DARYL GIMINGHAM FRANCOIS N.O. Eighth Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-15, 12:00, Sheriff Durban North, Unit 1/2 Elation House, 350/352 Stamford Hill Road, (Mathews Meyiwa), Morningside, Durban**

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 15th February 2024 at 12:00 or so soon as thereafter, by the Sheriff Durban North at the Sheriff's Office Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban to the highest bidder: (Registration closes 11h50am) by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. PROPERTY DESCRIPTION: 1.A unit consisting of: (a) Section No 115 as shown and more fully described on the Sectional Plan No SS 000637/09 in the scheme known as ISLAND OFFICE PARK, in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, of which section the floor area, according to the said sectional plan is 492 (Four Hundred and Ninety 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; and HELD under Deed of Transfer No. ST 000047028/2009 ("the immovable property") 2. together with the following Exclusive Use Areas: 2.1.1 An exclusive use area described as Parking E100 measuring 56 (Fifty six) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.2 An exclusive use area described as Parking E100 A measuring 129 (One Hundred and Twenty Nine) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.3 An exclusive use area described as Parking E100 F measuring 73 (Seventy Three) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.4 An exclusive use area described as Patio P100 measuring 18 (Eighteen) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.5 An exclusive use area described as Parking E110 measuring 58 (Fifty eight) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.6 An exclusive use area described as Parking E110A measuring 56 (Fifty six) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.7 An exclusive use area described as Parking E110B measuring 26 (Twenty six) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.8 An exclusive use area described as Parking E110C measuring 78 (seventy eight) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.9 An exclusive use area described as Parking E110D measuring 29 (Twenty Nine) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.10 An exclusive use area described as Wooden Deck D100 measuring 30 (Thirty) square metres, being

as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.11 An exclusive use area described as Parking E115 measuring 136 (One Hundred and thirty Six) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.12 An exclusive use area described as Parking E115A measuring 42 (Forty Two) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.13 An exclusive use area described as Parking E115B measuring 24 (Twenty four) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.14 An exclusive use area described as Parking E115F measuring 58 (Fifty eight) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; 2.1.15 An exclusive use area described as Wooden Deck D115 measuring 16 (Sixteen) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4221/09; PHYSICAL ADDRESS: 37 Island Circle Riverhorse Valley, KwaZulu-Natal (Magisterial District - Durban) IMPROVEMENTS: The following information is furnished but not guaranteed: Unit situated on first floor. Building fitted with lifts and staircase. Communal toilets for male and female. 1 x entrance hall - tiled floor. Building is fully fenced with large water fountain. Various other businesses and shops. This unit comprises of the following improvements: 1x entrance hall/reception area - carpeted. Unit is fitted with security access unit. 1x large open plan office - carpeted. 1x large boardroom. Balcony. Private wooden deck. Fully airconditioned. Parking: Underground Basement 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236. Underground First Floor: 417 - 418 - 580 - 581 - 582. Open Bays: 616 - 617 - 618 - 619 - 620 (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 Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban 2. The Auction will be conducted by the auctioneers Allan Murugan (Sheriff), or his Deputy. 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 prerequisite 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) Registration closes strictly 10 minutes prior to auction. (11:50am) d) 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. e) Only registered bidders will be allowed into the Auction Room. 8. All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 9. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at: UMHLANGA ROCKS, 2023-12-11.

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks, Tel. 031-5757532, Fax. 0866762270, Ref. LIT/SN/NEDC1.7172.



Case No: 485/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT))

**In the matter between: FIRSTSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED - EXECUTION CREDITOR, and SIPHETFO NICHOLAS BONGINKOSI DLAMINI - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 09:00, The Sheriff's Office, 99 Jacaranda Avenue, Mbombela**

DESCRIPTION:

ERF 288 NELSVILLE TOWNSHIP / REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T688/2020 /SUBJECT TO THE CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 41 COHEN CRESCENT, NELSVILLE, NELSPRUIT.

Main dwelling - residential home: 8 X bedrooms / 3 X bathrooms / 1 X kitchen / 3 X wc / 2 X out garage / 1 X laundry / 1 X enclosed patio - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R1 015 422.90. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 99 JACARANDA AVENUE, MBOMBELA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at: NELSPRUIT, 2023-10-18.

SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT, Tel. 013 752 4459, Fax. 013 755 3897, Ref. C OOSTHUYZEN/ FD0082.

Case No: 10863/2021

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and MYENI; SENZOSENKOSI MANDLAKAYISE, 1st Respondent / Judgment Debtor and MYENI; PRISCA SILINDILE, 2nd Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 10:00, SHERIFF KEMPTON PARK, 5 ANEMOON STREET, GLEN MARAIS EXT 1**

AUCTION: In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG LOCAL DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE to the highest bidder, will be held by the SHERIFF KEMPTON PARK at 5 ANEMOON STREET, GLEN MARIAS EXT 1 on 8 FEBRUARY 2024 at 10H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: ERF 448 GREENSTONE HILL EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, HELD BY DEED OF TRANSFER T19792/2010, SITUATED AT 448 OPAL COVE, EMERALD ESTATE, GREENSTONE HILL EXTENSION 7, MEASURING: In extent 584 (FIVE HUNDRED AND EIGHTY FOUR) SQUARE, METRES, ZONING: ZONED RESIDENTIAL. MAGISTERIAL DISTRICT: KEMPTON PARK. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold "voetstoots". MAIN BUILDING: 4 BEDROOMS; 4 BATHROOMS; TV/LIVING ROOM; DINING ROOM; KITCHEN, PANTRY. OTHER DETAIL: GARAGE; SWIMMING POOL. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold "voetstoots". 1. The PURCHASER shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of purchase price and any such interest payable, shall be paid to the Sheriff against Transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff

within 21 days after the date of sale. 3. The rules of auction and the conditions of the sale are available 24 hours prior to the auction at the offices of the SHERIFF KEMPTON PARK, at 5 ANEMOON STREET, GLEN MARIAS EXT 1. The office of the Sheriff KEMPTON PARK will conduct the Sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (<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 in EFT or Bank Guarantee (d) Registration conditions

Dated at JOHANNESBURG, 2023-12-11.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 066 077 9702. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X423.

**Case No: 47603/2017**

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

**In the matter between: NQABA GUARANTEE SPV (PTY) LTD, 1st Applicant / Execution Creditor and ESKOM FINANCE COMPANY SOC LTD, 2nd Applicant / Execution Creditor and KHAYELIHLE TRUST, 1st Respondent / Judgment Debtor and NGUTSHANE; DALINGCEBO EMMANUEL, 2nd Respondent / Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 10:00, SHERIFF CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION**

AUCTION: In execution of a judgment of the HIGH COURT SOUTH AFRICA, GAUTENG DIVISION - JOHANNESBURG, in the suit, a sale WITH RESERVE PRICE OF R1 000 000.00 to the highest bidder, will be held by the SHERIFF CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION on 14 FEBRUARY 2024 at 10H00 of the under mentioned property of the defendants on the conditions which may be inspected at the offices of the sheriff, prior to the sale. CERTAIN: PORTION 18 OF ERF 907 RIETVALLEIRAND EXTENSION 59 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 378 (THREE HUNDRED AND SEVENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER T10499/2012, SITUATED AT 18 WATERKLOOF LANE, MANIE STREET, RIETVALLEIRAND EXTENSION 59, ZONING: ZONED RESIDENTIAL, MAGISTERIAL DISTRICT: CENTURION EAST, IMPROVEMENTS: (Please Note that nothing is Guaranteed and/or no Warranty is given in respect thereof). MAIN BUILDING: DOUBLE STOREY comprising of 3 BEDROOMS, 2 BATHROOMS, STUDY, GUEST TOILET, OPEN PLAN LIVING AREA / KITCHEN with SCULLERY. OTHER: ENCLOSED PATIO, BRAAI AREA, DOUBLE GARAGE. IMPROVEMENTS: The nature, extent, condition and existence of the improvements are not guaranteed and no warranty is given in respect thereof and are sold "voetstoots". 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The PURCHASER shall pay auctioneer's commission subject to a maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 3. A Deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of purchase price and any such interest payable, shall be paid to the Sheriff against Transfer and shall be secured by a bank guarantee, to be approved by the plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The rules of auction and a full advertisement is available 24 hours prior to the auction at the offices of the SHERIFF CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION. The office of the Sheriff CENTURION 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 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) FICA legislation - Proof of Identity and address particulars, (c) Payment of a registration fee of R15 000.00 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. (e) Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at JOHANNESBURG, 2024-01-10.

Attorneys for Plaintiff(s): PME Attorneys Northcliff, C/o Olivier & Malan Attorneys, Unit 4 Gardens Business Park, Ateljee Road, Randpark Ridge. Telephone: 066 077 9702. Fax: 086 573 0660. Attorney Ref: JAJ Moller / X369.



Case No: 31255/2019

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and MAHLATHINI PETRUS MOLAPI (ID NUMBER: 721028 5602 08 0) - JUDGEMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK**

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 R300 000.00, will be held by the Sheriff KEMPTON PARK & TEMBISA, at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK on THURSDAY the 8 FEBRUARY 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 KEMPTON PARK & TEMBISA during office hours: A unit consisting of - (a) Section Number 36 as shown and more fully described on Sectional Plan Number SS394/1990, in the scheme known as MALINDI in respect of the land and building or buildings situate at KEMPTON PARK TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 75 (SEVENTY FIVE) SQUARE METRES in extend; 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 ST60413/2015 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. MAGISTERIAL DISTRICT: EKURHULENI NORTH. ALSO KNOWN AS: DOOR 36 MALINDI COURT, 5 LONG STREET, KEMPTON PARK, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 2 bedrooms, bathroom, Dining room, Kitchen; Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (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 ; (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 KEMPTON PARK & TEMBISA'S OFFICES, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. TELEPHONE NUMBER: (011) 394- 9182.

Dated at PRETORIA, 2024-01-17.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39548.

Case No: 1550/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and MLALENI NGHONDZWENI SHINGANGE (IDENTITY NUMBER: 651228 5716 08 8) - FIRST JUDGMENT DEBTOR and EVA SUSANNA MASOBELLE (IDENTITY NUMBER: 721228 0729 08 2) - SECOND JUDGMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-02-14, 10:00, 66 PLATINUM STREET, LADINE, POLOKWANE**

In execution of a judgement of the High Court of South Africa, Limpopo Division, Polokwane in the above mentioned suit, a sale with reserve price of R2 000 000.00, will be held by the Sheriff POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE on WEDNESDAY the 14TH FEBRUARY 2024 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff POLOKWANE, 24 hours prior to the auction: ERF 1 BENDOR TOWNSHIP, REGISTRATION DIVISION L.S. LIMPOPO PROVINCE, MEASSURING 1682 (ONE THOUSAND SIX HUNDRED AND EIGHTY

TWO) SQUARE METRES, HELD BY DEED OF TRANSFER T124824/2002, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: POLOKWANE. ALSO KNOWN AS: 112 POTGIETER AVENUE (CNR 83 ARNOTHA DRIVE) BENDOR, POLOKWANE, LIMPOPO PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: Single Freestanding House with Brick Walls, Tile Roof, Tile and Carpets Floors, Fenced and Paving, 2x Lounges, 1x Dining Room, 4x Bedrooms, 1x Kitchen, 1x Pantry, 2x Showers, 2x Toilets. Out Building: Double Garage. Other Information: Fenced Brick and Paving. ZONING: RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) 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; (e) Registration form to be completed before the Auction; (f) The auction will be conducted by the Sheriff A.T. RALEHLAKA, or her Deputy; (g) Advertising costs at current publication rates and taxes and sale costs according to court rules, apply. 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 POLOKWANE, at 66 PLATINUM STREET, LADINE, POLOKWANE. TELEPHONE NUMBER: (015) 293-0762.

Dated at PRETORIA, 2024-01-17.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH36155.

**Case No: 39086/2021**

**Docex:**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and NKOSINATHI ADAM DUBE (ID NUMBER: 710907 5095 08 5) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

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 R656,933.00, will be held by the Sheriff JOHANNESBURG SOUTH, at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW on TUESDAY the 13TH FEBRUARY 2024 at 10H00 of the undermentioned property of the Execution Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff JOHANNESBURG SOUTH during office hours: ERF 903 KENILWORTH TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER T039188/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 77 DIERING STREET, KENILWORTH, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: Single Storey; Freestanding, Walls: Brick; Roof: Corrugated iron; Floors: Tiles; 3x Bedrooms, 1x Bathroom, 1x Shower, 2x Toilets, Kitchen, Lounge, Dining Room. Out Building: Single Storey; Freestanding; Walls: Brick; Roof: Corrugated iron; Floors: Normal Floor Cement; 6x Bedroom, 1x Shower, 1x Toilet; Boundary: Brick-Fenced; Paving. ZONING: GENERAL RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50 000.00 (in cash or EFT that must reflect in the Sheriff's account prior to the sale); (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A. JEGELS and/or P. NGCOBO. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance

of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF JOHANNESBURG SOUTH'S OFFICE, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. TELEPHONE NUMBER: (011) 680 0352.

Dated at PRETORIA, 2024-01-17.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH40025.

**Case No: 2019/31924**

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

**In the matter between: STANLEY MACHERECHEDZE (FIRST) and JULIET MACHERECHEDZE (SECOND) and AUBREY MBUYISELO NDLOVU (FIRST), HILDA NDLOVU (SECOND), WILMA EWEST ATTORNEY (THIRD) and STANDARD BANK OF SOUTH AFRICA LIMITED (FOURTH)**

**SALE IN EXECUTION OF MOVABLE PROPERTY**

**2024-02-09, 11h00, Sheriff Of The High Court Brakpan, 127b Kitzinger Avenue, Brakpan**

1. MAZDA BT - 50 GREY - REG NO. BZ 65 RS GP
2. HARLEY MOTOR CYCLE - REG NO. BIG BAZA GP
3. 2 MUSTARD CHAIRS
4. 3 PIECE LOUNGE SUITE
5. COFFEE TABLE
6. TV
7. 1 X QUICK CHEF AND BIG POT
8. 1 X COFFEE TABLE
9. 1 X ROUND TABLE GLASS TABLE AND 4 CHAIRS
10. 1 X LG MICROWAVE
11. 1 X SAMSUNG WASHING MACHINE
12. 1 X SMEG DISH WASHER
13. 1 X SAMSUNG SURROUND SOUND
14. 1 X SAMSUNG TV
16. 1 X SIEMANS COFFEE MACHINE
17. 1 X 2 DRAW SMALL TABLE
18. 1 X RED PROFESSIONAL LAWN MOWER
19. 1 X 2 RED CHAIRS
20. 1 X RYOBI WEED EATER
21. 1 X 3 CARPETS
22. 12 SEALED BOXES
23. 1 X SMEG STOVE OVEN
24. 1 X TRAILER FOR BIKE

Dated at BENONI, 2024-01-18.

Attorneys for Plaintiff(s): CHADINHA ATTORNEYS, 42 WEBB STREET, NORTHMEAD, BENONI. Telephone: 010 020 7719 | 083 783 8369. Attorney Ref: MAT0202. Attorney Acct: sheriff - account details.

Case No: 21637/2020

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 MPOTSENG NOBUTHO LEBENTLELE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 14:00, THE ACTING SHERIFF'S OFFICE, JOHANNESBURG EAST: 61 VAN RIEBEECK STREET, ALBERTON**

In pursuance of a judgment granted by this Honourable Court on 5 JULY 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 R280 006.40, by the Acting Sheriff of the High Court JOHANNESBURG EAST, to the highest bidder.

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

(1) A UNIT CONSISTING OF -

(A) SECTION NO. 21 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS228/1990, IN THE SCHEME KNOWN AS GREENSLEEVES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT CORLETT GARDENS TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 89 (EIGHTY NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST125117/2005

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY NO. P8, MEASURING: 15 (FIFTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS GREENSLEEVES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT CORLETT GARDENS TOWNSHIP, CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS228/1990

HELD BY NOTARIAL DEED OF CESSION NO. SK6791/2005S

(3) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY NO. P9, MEASURING: 15 (FIFTEEN) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS GREENSLEEVES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT CORLETT GARDENS TOWNSHIP, CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS228/1990

HELD BY NOTARIAL DEED OF CESSION NO. SK6791/2005S

(also known as: UNIT 21 (DOOR 2) GREENSLEEVES, 437 CORLETT DRIVE, CORLETT GARDENS, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET & OUTBUILDING: 2 CARPORTS

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Johannesburg East, 61 Van Riebeeck Street, Alberton.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation i.r.o. proof of identity and address particulars.
  - c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Acting Sheriff's account prior to the sale.
  - d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

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

Dated at PRETORIA, 2023-12-07.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G9121/DBS/N FOORD/CEM.

Case No: 9558/2019

Docex: DOCEX 178, PRETORIA

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

In the matter between: **CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and HENDRINA HERMINA WILLEMSE N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE ANDRIES STEPHANUS WILLEMSE in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), 1<sup>st</sup> Defendant and ANDRIES STEPHANUS WILLEMSE, I.D: 850612 5166 08 0, 2<sup>nd</sup> Defendant and YULIYA YEGOROVA, Born on 15 FEBRUARY 1987, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE STREET (FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of judgments granted by this Honourable Court on 24 AUGUST 2020 and 11 OCTOBER 2021, a Warrant of Execution issued on 1 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 1 SEPTEMBER 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 950 000.00, by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

ERF 98 ERASMUSKLOOF EXTENSION 3 TOWNSHIP

REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 1 208 (ONE THOUSAND TWO HUNDRED AND EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T22141/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 21 GUNIB CRESCENT, ERASMUSKLOOF EXTENSION 3, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, SCULLERY, LAUNDRY, PANTRY, 2 BEDROOMS, 3 BATHROOMS, ENCLOSED COVERED PATIO & OUTBUILDING: GARAGE, STAFF QUARTERS, STAFF BATHROOM, STORE ROOM & COTTAGE/FLAT: LOUNGE, DINING ROOM, KITCHEN, BEDROOM, BATHROOM

Dated at PRETORIA, 2023-11-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S12885/DBS/N FOORD/CEM.



Case No: 2504/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and HENDRIK  
ALBERTUS TALJAARD, 1<sup>st</sup> Defendant and WIDENE TALJAARD, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-16, 10:00, THE SHERIFF'S OFFICE, STILFONTEIN & KLERKSDORP: SHOP NO. 8 CIVIC CENTRE,  
SOMERSET AVENUE, STILFONTEIN**

In pursuance of a judgment granted by this Honourable Court on 13 MAY 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R470 000.00, by the Sheriff of the High Court STILFONTEIN & KLERKSDORP, to the highest bidder.

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

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

ERF 281 FLIMIEDA TOWNSHIP, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE

IN EXTENT: 1 348 (ONE THOUSAND THREE HUNDRED AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER T9715/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 52 MIEMIE AVENUE, FLIMIEDA, KLERKSDORP, NORTH WEST)

MAGISTERIAL DISTRICT: CITY OF MATLOSANA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 2 GARAGES, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2 BATHROOMS, SHED

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff, ME Ramasita, or her Deputy.

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

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

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

5. The Rules of auction and Conditions of Sale may be inspected at the Sheriff's Office at Shop No. 8 Civic Centre, Somerset Avenue, Stilfontein, 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 R20 000.00 (refundable) registration fee in cash prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2023-11-21.

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: S13206/DBS/N FOORD/CEM.

Case No: 61524/2021

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH EAST: 1281 STANZA BOPAPE STREET (FORMERLY KNOWN AS CHURCH STREET), HATFIELD, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 14 JULY 2022, a Warrant of Execution issued on 5 SEPTEMBER 2022, and an Order in terms of Rule 46A(9)(c) granted on 19 OCTOBER 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS38/1984 IN THE SCHEME KNOWN AS LOUBIE GARDENS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SUNNYSIDE (PTA) TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 97 (NINETY 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. ST3060/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT NO. 10 (DOOR NO. 302) LOUBIE GARDENS, 123 JOUBERT STREET, SUNNYSIDE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS

Dated at PRETORIA, 2023-11-16.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S14446/DBS/N FOORD/CEM.

Case No: 2328/2022

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2024-02-16, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA**

In pursuance of a 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 in the amount of R750 000.00, by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

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

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

ERF 2778 LENASIA SOUTH EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

IN EXTENT: 613 (SIX HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T2936/2000

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 14 KINGFISHER STREET, LENASIA SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, STUDY, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, BALCONY, COVERED PATIO & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM & OTHER FACILITIES: ELECTRONIC GATE, ALARM SYSTEM, AUTOMATIC GARAGE DOORS, SOLAR HEATING

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Acting Sheriff, Mr. Rudi Vermeulen, or his deputy.

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Acting Sheriff's office, 50 Edwards Avenue, Westonaria, 24 hours prior to the auction.

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

7. All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, by electronic transfer or by bank guaranteed cheque, NO CASH ACCEPTED, in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2023-11-09.

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: S7730/DBS/N FOORD/CEM.

**Case No: 2691/2021**

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

**In the matter between: BODY CORPORATE FAERIE GLEN REGISTRATION NUMBER: SCHEME SS 458/2007, Execution Creditor and LWAZI CINDI IDENTITY NUMBER: 770214 5385 08 8, First Execution Debtor, RAY NKONYENI MUNICIPALITY Second Respondent and UGU MUNICIPALITY, Third Respondent**

**NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY**

**2024-02-05, 10:00, 17A MGAZI AVENUE UMTENTWENI PORT SHEPSTONE**

In pursuance of a judgment granted on 21 September 2020, in the Port Shepstone Magistrate's Court and a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution, by public auction, to the highest bidder for cash by the Sheriff of the Magistrate Court, Port Shepstone at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone on MONDAY, 5 FEBRUARY 2024 at 10h00 or so soon thereafter as possible.



(a) UNIT 3703, UNIT 85, SCHEME NUMBER SS 458/2007, FAERIE GLEN, MARGATE, 3703, HIBISCUS COAST, KWAZULU NATAL, REGISTRATION DIVISION ET, PROVINCE OF KWAZULU NATAL  
160 (ONE HUNDRED AND SIXTY) SQUARE METRES IN EXTENT

HELD BY DEED OF TRANSFER NO: ST9942/2017

AS WELL AS THE EXCLUSIVE USE AREA DESCRIBED AS Y85

(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

(c) Held by Deed of Transfer ST 9942/2017.

#### MATERIAL CONDITIONS

1. Nothing in the above is guaranteed.  
2. The sale shall be subject to the terms and conditions of the Magistrate Court Act, and the rules made thereunder.

3. The purchaser shall pay a deposit of ten per cent (10%) of the purchase price and the commission plus VAT in cash or bank guarantee cheque due to the Sheriff of the Magistrate Court (hereinafter referred to as "the Sheriff") immediately after the sale or such extended period as may be agreed with the Sheriff and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorneys, to be furnished to the Sheriff within ten (10) days after the date of sale.

4. The purchaser shall be liable for payment of interest to the Execution Creditor at the rate of 9.35% per annum on the respective amounts of the award to the Execution Creditor on the plan of distribution as from the expiration of one (1) month after the sale to date of transfer.

5. The purchaser may take possession of the property on condition that the purchaser pays occupational rent at the rate of 1% per month on the purchase price.

6. The property is to be sold as it stands, that is voetstoots, and without any warranties whatsoever.

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

8. 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>)

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

10. Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyer's card.

11. Registration conditions.

12. The office of the Sheriff for Magistrate Court Port Shepstone will conduct the sale with auctioneer MAB Mahlangu or her Deputy.

Rules of the Auction and the full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate Court, Port Shepstone, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the Auction.

Dated at PORT SHEPSTONE, 2023-12-15.

Attorneys for Plaintiff(s): BARRY BOTHA & BREYTENBACH INCORPORATED, 16 BISSET STREET, PORT SHEPSTONE. Telephone: 039 682 5540. Attorney Ref: HBC/CF/16J073008.

**Case No: 2857/2020**

IN THE MAGISTRATE'S COURT FOR

(FOR THE DISTRICT OF PORT SHEPSTONE HELD AT PORT SHEPSTONE)

**In the matter between: NEDBANK LIMITED (REGISTRATION NO. 1951/00009/06) - Execution Creditor and DARROL EVEROL JANSEN (IDENTITY NO.: 710827 5260 08 5) - First Execution Debtor, RAY NKONYENI MUNICIPALITY - Second Respondent and UGU MUNICIPALITY - Third Respondent**

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

**2024-02-05, 10:00, SHERIFF'S OFFICE NO.: 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

**S I R S**

In pursuance of a judgment granted on 26 October 2021, in the Port Shepstone Magistrate Court and a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution, by public auction, to the highest bidder for cash by the Sheriff of the Magistrate Court, Port Shepstone at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone on 5 January 2024 at 10h00 or so soon thereafter as possible.

LAND: ERF 2416 MARBURG

SITUATED AT: ERF 2416 INDIRA ROAD, MARBURG, 4250

CONSISTS OF: A single story building, plastered walls, tiled roof, tiled floor, lounge and dining room combined, two bedrooms, kitchen, 1 bedroom with ensuite, bathroom and toilet combined, Verandah on first floor. Single story outbuilding with tiled roof, tiled floor, lounge, kitchen, shower, toilet and storeroom. Fenced

REGISTRATION DIVISION: ET, Province of Kwa-Zulu Natal

MEASURING: 1,2707 (ONE COMMA TWO SEVEN ZERO SEVEN) HECTARES

HELD BY DEED OF TRANSFER NUMBER: T40719/2005

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

MINERALS IN FAVOUR OF THE STATE

THE PROPERTY IS ZONED: Residential (nothing guaranteed

MATERIAL CONDITIONS

1. Nothing in the above is guaranteed.  
2. The sale shall be subject to the terms and conditions of the Magistrate Court Act, and the rules made thereunder.

3. The purchaser shall pay a deposit of ten per cent (10%) of the purchase price and the commission plus VAT in cash or bank guarantee cheque due to the Sheriff of the Magistrate Court (hereinafter referred to as "the Sheriff") immediately after the sale or such extended period as may be agreed with the Sheriff and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorneys, to be furnished to the Sheriff within fourteen (14) days after the date of sale.

4. The purchaser shall be liable for payment of interest to the Execution Creditor at the rate of 9.35% per annum on the respective amounts of the award to the Execution Creditor on the plan of distribution as from the expiration of one (1) month after the sale to date of transfer.

5. The property is to be sold as it stands, that is voetstoots, and without any warranties whatsoever.

6. 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>)

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

8. Payment of a Registration Fee of R15 000.00 in cash.

9. Registration conditions.

10 The office of the Sheriff for Magistrate Court Port Shepstone will conduct the sale with auctioneer MAB Mahlangu.

Rules of the Auction and the full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate Court,

Port Shepstone, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the Auction.

Dated at PORT SHEPSTONE, 2024-01-18.

Attorneys for Plaintiff(s): BARRY BOTHA & BREYTENBACH INCORPORATED, 16 BISSET STREET, PORT SHEPSTONE. Telephone: 039 682 5540. Attorney Ref: HBC/CF/01NP01437.

**Case No: 4729/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and NOMHLEKHABO CASSANDRA ELEGANT MASANGO N.O. - 1ST EXECUTION DEBTOR and THE MASTER OF THE HIGH COURT NELSPRUIT - 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

DESCRIPTION:

ERF 395 DUVHAPARK TOWNSHIP REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA. MEASURING 1 200 (ONE THOUSAND TWO HUNDRED) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T74840/06. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 6 GERRIE RADLOF STREET, WIBANK

IMPROVEMENTS - RESIDENTIAL HOME: 1 X ENTRANCE HALL, 3 X LOUNGE, 2 X DINING ROOM, 2 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS, 1 X OUT GARAGE, 1 X SERVANTS, 1 X BATHROOM / WC  
Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price of R500 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7.

The full conditions of sale may be inspected at SHERIFF'S OFFICES, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK. / 8. 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](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2024-01-19.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0366.

**Case No: 1854/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and BISCO MANDLA MOHLALA - FIRST EXECUTION DEBTOR and SHARON GEORGETTE MOHLALA - SECOND EXECUTION DEBTOR**

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

**2024-02-07, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

**DESCRIPTION:**

REMAINING EXTENT OF ERF 831 DIE HEUWEL, EXTENSION 4, WITBANK TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 1 147 (ONE THOUSAND ONE HUNDRED AND FORTY SEVEN) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T81520/2022 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 7 WILLOW STREET, DUE HEUWEL, EXTENSION 4, WITBANK.

Main dwelling - residential home: 1 X entrance hall / 1 X lounge / 1 X dining room / 1 X kitchen / 1 X scullery / 3 X bedrooms / 2 X bathroom / 2 X out garage- Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R850 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2024-01-16.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FM0335.

Case No: 5317/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and ANGELO MARK WILLIAMS, Identity Number 7311145033084 (First Defendant) and ANDREA WILLIAMS, Identity Number 7511150178084 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 11:00, AT THE SHERIFF'S OFFICE KNOWN AS UNIT B5, COLEMAN BUSINESS PARK,  
COLEMAN STREET, ELSIES RIVER**

1. Property: 22 Shirleor Court, Goodwood Street, Goodwood
2. Domicile: 143 Goulburn Street, Goodwood Park, Ext 1, Goodwood
3. Residential: 22 Shirleor Court, Goodwood Street, Goodwood

In execution of a judgment of the above honourable court dated 24 February 2023, the undermentioned immovable property will be sold in execution on Wednesday, 14 February 2024 at 11:00 at the Sheriff's Office of Goodwood Area 2

A Unit consisting of Section No. 32, in the scheme known as Shirleor Court, at Goodwood, in the City of Cape Town

90 (Ninety) square metres in extent; A Unit consisting of Section No. 12, in the scheme known as Shirleor Court, at

Goodwood, in the City of Cape Town; 19 (Nineteen) square metres in extent; both described on Sectional Plan no.

SS210/1987; both held by deed of transfer no. ST7478/2012

## 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:  
Flat - single storey, brick walls, slate roof, tile & wooden floors, lounge, 3x bedrooms, kitchen, 1x bathroom, 1x toilet, garage, complex fenced boundary.
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 R636 000.00

Dated at Tyger Valley, 2023-12-06.

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: 485/2023

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

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED - EXECUTION CREDITOR and SIPHETFO NICHOLAS BONGINKOSI DLAMINI - EXECUTION DEBTOR**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 09:00, The Sheriff's Office, 99 Jacaranda Avenue, Mbombela**

## DESCRIPTION:

ERF 288 NELSVILLE TOWNSHIP / REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES/ HELD UNDER DEED OF

TRANSFER T688/2020 /SUBJECT TO THE CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 41 COHEN CRESCENT, NELSVILLE, NELSPRUIT.

Main dwelling - residential home: 8 X bedrooms / 3 X bathrooms / 1 X kitchen / 3 X wc / 2 X out garage / 1 X laundry / 1 X enclosed patio - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R1 015 422.90. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 99 JACARANDA AVENUE, MBOMBELA. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2023-10-18.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C OOSTHUYZEN/ FD0082.

**Case No: 90296/2018**

**Docex: 36, Menlyn**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: International HR Solutions (Pty) Ltd (Registration No. 2013/131315/07), Execution Creditor and Siyanqoba Phambili Trading Enterprises CC, First Execution Debtor and Sibusiso Junwana Jona Mlotshwa (Indentity No. 840210 5858 008), Second Execution Debtor**

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

**2024-02-08, 14:00, 10 Pierneef Boulevard, Meyerton**

In execution of a Judgment of the HIGH COURT OF SOUTH AFRICA - GAUTENG DIVISION, PRETORIA, in the suit, a sale without reserve will be held at the offices of the Sheriff Meyerton, 10 Pierneef Boulevard, Meyerton on Thursday 08 February 2024 at 14h00 and the Conditions of Sale can be inspected at the office of Sheriff Meyerton, 10 Pierneef Boulevard, Meyerton of the under mentioned property of the Execution Debtor.

CERTAIN: Erf 1499, Eye of Africa, Extension 1, Midvaal Local Municipality, Registration Division I.Q. Province of Gauteng

Held under Deed of Transfer No. T21460/2016

EXTENT: 1 163 square meters

ZONED: Vacant Erf, Plot

IMPROVEMENTS: None

MAIN BUILDING: None

OUT BUILDING(S): None

Terms: The 10% (ten percent) of the purchase price in cash or EFT on the day of the sale, the balance payable against registration of transfer, a guarantee to be furnished within 21 (twenty one) days from the date of sale.

Auctioneers Charges: payable by the purchaser on the day of the sale, to be calculated as follows: 6% (six per cent) on the first R100 000; 3.5% (three point five percent) in R100 001.00 - R400 000.00 plus Vat and 1.5% (one point five percent) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00 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), which commission will be paid by the purchaser.

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

2. The sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court.



3. Should the sale become null and void in terms of paragraph 3 above the registration fee of R20 000.00 (twenty thousand rand) will be forfeited by the purchaser for the wasted costs.

4. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON.

5. Registration as a buyer is a pre-requisite subject to a specific condition, 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 registration i.r.o. Proof of identity and address particulars.

5.3. Payment of registration deposit of R20 000 in cash or eft.

6. ALL GOODS WILL BE SOLD VOETSTOOTS

7. The auctioneers will be Mr M.K. Naidoo and/or Mr/Mrs Van Biljon.

Dated at PRETORIA, 2019-05-16.

Attorneys for Plaintiff(s): Coetzee Attorneys, 679 Koedoeberg Road, Faerie Glen, Pretoria. Telephone: 012 991 3564. Fax: 012 991 4992.

**Case No: 2519/2018**

**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 BOITMELO SAMUEL MODUPE, 1<sup>st</sup> Defendant and SHARON TERESA MODUPE, 2<sup>nd</sup> Defendant**

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

**2024-02-14, 10:00, MAGISTRATE'S COURT, 9 TRANSVAAL ROAD, BARKLY WEST, NORTHERN CAPE PROVINCE**

In pursuance of a judgment of the above Honourable Court granted on 31 March 2020 and a Writ of Execution subsequently issued, the following property will be sold in execution on 14 February 2024 at 10:00 at the MAGISTRATE'S COURT, 9 TRANSVAAL ROAD, BARKLY WEST, NORTHERN CAPE PROVINCE

CERTAIN: ERF 267 BARKLY WEST, SITUATED IN THE DIKGATLONG MUNICIPALITY, DISTRICT BARKLY WEST, PROVINCE NORTHERN CAPE (also known as 11 GARNET STREET, BARKLY WEST, NORTHERN CAPE PROVINCE)

ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 558 (FIVE HUNDRED AND FIFTY EIGHT) SQUARE METRES

HELD: By Deed of Transfer T130/2009

DESCRIPTION : A residential unit consisting of 4 BEDROOMS, 1 BATHROOMS, 1 SEPARATE SHOWER, 1 LOUNGE, 1 DINING ROOM; 1 FAMILY ROOM, 1 KITCHEN, 1 COVERED PATIO, 2 STORE ROOMS 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, BARKLY WEST

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, 15 LIME STREET, MOUGHHAUL PARK, 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, BARKLY WEST, will conduct the sale with auctioneer MR SURECH KIKA.

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

SIGNED at BLOEMFONTEIN on this 4th day of December 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/RLB433 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za). Attorney Acct: 00000001

**Case No: 057116/2023**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: PARAMOUNT PROPERTY FUND LIMITED (Registration Number: 1945/019928/06),  
Plaintiff and NHLANHLA XAKAZA (Identity Number: 780329 5334 08 0), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-06, 11:00, AT THE SHERIFF'S OFFICE, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

This is a sale in execution pursuant to a judgment obtained in the above Honourable dated the 1st of August 2023 in terms of which the below property will be sold in execution held by the SHERIFF RANDBURG WEST at 11H00 on the 6th day of February 2024 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder:

Unit consisting of:

a) SECTION NUMBER 168 as shown and more fully described on sectional Plan No. SS257/2015 IN THE SCHEME KNOWN AS GROVEACRES ESTATE in respect of the land and building or buildings situated at ERF 785 KENGIES EXT 45 TOWNSHIP, of which section the floor area, according to the sectional plan is 77 (Seventy-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 sectional plan: held under and by DEED OF TRANSFER ST28620/2015

The property is situated at: UNIT 168 GROVEACRES ESTATE, ERF 785 KENGIES EXT 45 TOWNSHIP

DESCRIPTION: 1st Floor with balcony. House consists of lounge, kitchen, 2 bathrooms, 2 bedrooms, carport, brick wall and aluminium windows

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 proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 000.00 (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 Sale plus VAT, subject to maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% on 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 shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide the payment of the full balance and any such interest payable as provided for hereunder.

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

Dated at WELTEVREDENPARK, 2024-01-09.

Attorneys for Plaintiff(s): SSLR INC., 1ST FLOOR, ISLAND HOUSE, CONSTANTIA OFFICE PARK, WELTEVREDENPARK. Telephone: 0861007757. Fax: 0865428452. Attorney Ref: N.Brodie/cv/8171. Attorney Acct: Nicholas Brodie

**Case No: 90/2023**

IN THE HIGH COURT OF SOUTH AFRICA

(Eastern Cape Division, Gqeberha)

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and Andre Van Rooyen,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-09, 14:00, Sheriffs Office Gqeberha South, "Sheriffs Auction Rooms", 2 Cotton House Building,  
corner of Albany Road & Govan Mbeki Avenue, Gqeberha**

In pursuance of a judgment of the above honourable court, dated 16 May 2023 and attachment in execution dated 17 October 2023, the following will be sold at Gqeberha South, "Sheriffs Auction Rooms", 2 Cotton House Building, corner of Albany Road & Govan Mbeki Avenue, Gqeberha, by public auction on Friday, 09 February 2024 at 14H00. The sale of the property is subject to a reserve price.

Description: 2257 Summerstrand

measuring 960 square metres

Street address: situated at: 31 Millard Crescent, Summerstrand, Gqeberha

Standard bank account number 215 525 531

Improvements: While nothing is guaranteed it is understood that the property is zoned for residential purposes and that the main building consists of Lounge, dining room, 3 bedrooms, 3 bathrooms, kitchen, study, 2 garages and wc.

The conditions of sale will be read prior to the sale and may be inspected at the Office of the Sheriffs, Gqeberha South 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: DEB5439/H Scholtz/ds.

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**Case No: 43387/2022**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and M.G.H. NDUNA, identity number 810923 5497 08 9, 1<sup>st</sup> Defendant and L.T. NDUNA, identity number 840520 0529 08 2, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, 1281 CHURCH STREET, HATFIELD**

Sale in execution to be held at 1281 Church Street, Hatfield at 10:00 on the 13th of February 2024 by the Sheriff Pretoria South East

ERF 1389 GARSFONTEIN EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG

MEASURING 943 square metres

Held by Deed of Transfer T18353/2012

Situate at: 346 Coetzee Street, Garsfontein extension 6, Province Gauteng

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x Scullery, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower, 2 x WC, 5 x Carports, 1 x Servant room, 1 x Laundry, 1 x Storeroom and 1 x Bathroom / WC.

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

The Auction will be conducted by the Sheriff, or her/his Deputy to the highest bidder with a reserve price set at R1 500 000-00.

Conditions of sale can be inspected at 1281 Church Street, Hatfield, 24 hours prior to the auction.

Dated at Pretoria, 2024-01-11.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B2864.

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**Case No: 1415/2018**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and TIMOTHY JIM MAKUA (IDENTITY NUMBER: 680701 5344 08 0), 1<sup>st</sup> Defendant and SUZAN MMAPULE MAKUA (IDENTITY NUMBER: 710807 0775 08 9), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-07, 10:00, Sheriff of the High Court, Sheriff Witbank at Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank**

In pursuance of a judgment and warrant granted on 26 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 7 February 2024 at 10:00 by the Sheriff of the High Court, Sheriff Witbank at Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank to the highest bidder:- CERTAIN: ERF 5122 LYNVILLE TOWNSHIP, SITUATED: 5122 ZULU STREET, LYNVILLE, 1034, MAGISTERIAL DISTRICT: EMALAHLENI, REGISTRATION DIVISION: J.S., THE PROVINCE OF MPUMALANGA, MEASURING: 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: TILED ROOF, 4 X BEDROOMS, 2 X BATHROOMS, 1 X KITCHEN, 1 X LOUNGE, 1 X DINING ROOM, 2 X GARAGES, 1 X CARPORT, FENCING: BRICK WALLS. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 10 October 2023 and prepared by the Deputy Sheriff of the High Court, Sheriff Witbank, Elias Mathebula. Some access was gained to the property when the inventory was compiled.) HELD by the EXECUTION DEBTORS, TIMOTHY JIM MAKUA (IDENTITY NUMBER: 680701 5344 08 0) and SUZAN MMAPULE MAKUA (IDENTITY NUMBER: 710807 0775 08 9), under their names under Deed of Transfer No. T1826/2011. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Witbank at Plot 31 Zeekoewater, Cnr Gordon Road & Francois Street, Witbank. 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, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB001023

Dated at PRETORIA, 2024-01-04.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. TEL: (012) 492 5617, FAX: 086 664 1624. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001023.

**Case No: 2022/984**

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

**In the matter between: NEDBANK LIMITED, Applicant and SIFISO TYRONE MAKHUBALO, 1<sup>st</sup> Respondent and NOMA ZANDILE RALANE, 2<sup>nd</sup> Respondent**

**NOTICE OF SALE IN EXECUTION**

**2024-02-02, 14:00, THE SHERIFF OF THE HIGH COURT, BRAKPAN, 127B KITZINGER AVENUE, BRAKPAN**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale, will be held by the Sheriff, Brakpan at 612 Vooretrekker Road, Brakpan on the 2nd day of FEBRUARY 2024 at 14h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Brakpan at 127B Kitzinger Avenue, Brakpan.

CERTAIN: ERF 21610 TSAKANE EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION IR., PROVINCE OF GAUTENG

MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T16745/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SITUATION: 21610 MONYATSI STREET, TSAKANE EXT 11

IMPROVEMENTS: (not guaranteed): 2 BEDROOMS, 1 BATHROOM, KITCHEN, 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 SANTON, 2024-01-18.

Attorneys for Plaintiff(s): ENDERSTEIN MALUMBETE INC, OFFICE SUITE S1, 2ND FLOOR, 11 NAIVASHA ROAD, SUNNINGHILL, SANDTON. Telephone: 0116158591. Attorney Ref: N03180.

**Case No: 4567/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and NKOSINATHI JOSIAH SIBANYONI (ID NO: 690817 5334 083), 1ST DEFENDANT and NOXOLO THEODORAH SIBANYONI (ID NO: 731027 0478 080), 2<sup>ND</sup> DEFENDANT**

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

**2024-02-07, 09:00, Sheriff Mbombela at their offices situated at 99 Jacaranda Street, West Acres, Mbombela**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 20 MARCH 2023 in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Mbombela at their offices situated at 99 Jacaranda Street, West Acres, Mbombela on 7 February 2024 at 09H00, which is more fully described as: ERF 2598 NELSPRUIT EXTENSION 14 TOWNSHIP REGISTRATION DIVISION J.T, THE PROVINCE OF MPUMALANGA MEASURING 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T90815/1994 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (STREET ADDRESS: 21 SHUTTLE STREET, NELSPRUIT, EXTENSION 14). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining room 1x Kitchen 3x Bedrooms 2x Bathrooms OUT BUILDING: 2x Garages TYPE SITE IMPROVEMENTS: Walls: Palisade Paving: Concrete block 1. The property is the immovable property of the DefendantS which is located in the Magisterial District of Mbombela. 2. A reserve price for the sale in execution of the immovable property is set at R1 500 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Mbombela, 99 Jacaranda Street, West Acres, Mbombela, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf)

Dated at PRETORIA, 2023-12-14.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/PR4892.

Case No: 1267/2020

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and SHERPARD MPHAMBELA (BORN ON: 8 FEBRUARY 1977), FIRST DEFENDANT and GERTRUDE SARUCHERA (ID NO: 821229 1486 18 4), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2024-02-06, 11:00, THE SHERIFF OF THE HIGH COURT RANDBURG WEST: UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale will be held by the SHERIFF OF THE HIGH COURT RANDBURG WEST with a court reserve of R800 000.00 on the 6th day of FEBRUARY 2024 at 11H00 at THE SHERIFF OF THE HIGH COURT RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND of the undermentioned property of the Defendants, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND: ERF 2101 WITKOPEN EXTENSION 129 TOWNSHIP; REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING: 271 (TWO HUNDRED AND SEVENTY-ONE) SQUARE METRES; Held by Deed of Transfer number T57994/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS ADDRESS: 2101 UNIT 18 WILLOW GROVE AVENUE, GRAIGAVON WITKOPPEN EXT 129 ZONED AS: RESIDENTIAL 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 double storey house consisting of, 2x BATHROOMS, 2 BEDROOMS, 1x LIVING ROOM, 1x KITCHEN, 1x WATER CLOSET, GARAGE.

Dated at PRETORIA, 2024-01-18.

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/NA161.

Case No: 49055/2021

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 HLUBI MAPHUMA, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In terms of a judgement granted on 24 JANUARY 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on TUESDAY 6 FEBRUARY 2024 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, to the highest bidder, subject to a reserve price of R1,658,000.00 (ONE MILLION SIX HUNDRED AND FIFTY EIGHT THOUSAND RAND) DESCRIPTION OF PROPERTY ERF 1003 NEEDWOOD EXTENSION 22 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 233 (TWO HUNDRED AND THIRTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T73144/2018 Street address : 3 Iris Lane, Mont Tremblant Estate, Needwood Ext 22, Maroeladal IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bathrooms, 3 x Bedrooms, 1 x Store Room, 2 x Garages, Garden, Concrete Wall and Fencing. The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOT". Zoning : Residential Magisterial District : MIDRAND 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, RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. 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) Refundable registration fee payable in the amount of R50 000,00 payable by way of cash or EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-01-11.

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 / MAT11239 / TH.

**Case No: 2019/22435**

**Docex: 27 BEDFORDVIEW**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and BECKETT: BRUCE ISMAIL (ID NO. 610212 5217 08 1), 1ST DEFENDANT and BECKETT: SHEREEN (ID NO. 611211 0219 08 3), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-13, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R631 475.71 will be held at the offices of the Sheriff JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK at 10:00 on 13 FEBRUARY 2024 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 233 RIVERLEA TOWNSHIP, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MEASURING : 438 (FOUR HUNDRED AND THIRTY EIGHT) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T87215/1998, SITUATED AT : 11 CAVALLY STREET, RIVERLEA (ALSO KNOWN AS 233 CAVALLY STREET, RIVERLEA) residing at 24 KENYA ROAD, FLORIA HILLS, THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS." 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park. The Sheriff MR INDRAN ADIMOOLUM, will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- refundable - Eft prior to commencement of the auction in order to obtain a buyer's card. (d) Registration conditions: auction is open the day before from 9:30 to 1 PM and closes at 9:30 on the day of auction. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park.

Dated at BEDFORDVIEW, 2024-01-17.

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: 101404/D GELDENHUYS / LM.

Case No: 2020/4224

Docex: DOCEX 27 BEDFORDVIEW

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and KESTER: HALIET FREDERICK (ID NO. 731103 5089 08 9), 1ST DEFENDANT and KESTER: CHRISTABELL (ID NO. 750305 0127 08 7), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-13, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R150 000.00 will be held at the offices of the Sheriff JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK at 10:00 on 13 FEBRUARY 2024 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 165 BOSMONT TOWNSHIP, REGISTRATION DIVISION I. Q., THE PROVINCE OF GAUTENG, MEASURING: 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES, HELD BY: DEED OF TRANSFER T049706/2012. SITUATE AT: 14 HELDERBERG AVENUE, BOSMONT also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park. The Sheriff MR INDRAN ADIMOOLUM, will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- refundable prior to the commencement of the auction in order to obtain a buyer's card, (d) Registration for auction is open the day before from 9:30 to 1 PM and closes at 9:30 on the day of auction. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park.

Dated at GERMISTON, 2024-01-17.

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: 108549/D GELDENHUYS / LM.

Case No: 2022-047210

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

In the matter between: **SB GUARANTEE COMPANY PROPRIETARY LIMITED (Registration No: 2006/021576/07), APPLICANT and SIPHAMANDLA DEON SHANGE (Identity Number: 920522 5716 089), FIRST RESPONDENT and OLWETHU ARTHUR MYEZA (Identity Number: 961124 5170 084), SECOND RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-13, 10:00, Sheriff of the High Court, JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court against the Defendants on 18th of APRIL 2023 in terms of which the following property will be sold in execution on 13th FEBRUARY 2024 at 10h00 by the JOHANNESBURG SOUTH at SHOP NO. 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with reserve of R 1 500 000.00: PORTION 43 OF ERF 478 OAKDENE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY-ONE) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T5171/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") Also known as: 105



JOHAN MEYER STREET, OAKDENE, JOHANNESBURG SOUTH ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 4XBEDROOMS, 2XBATHROOMS, TOILET, 1XLounge, DINNING ROOM, KITCHEN, SCULLERY. OUTBUILDING: 2 GARAGES, FLATLET: BEDROOM, BATHROOM, KITCHEN, 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 or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG SOUTH. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 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. 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, JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW

Dated at SANDTON, 2024-12-01.

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: R GCUMENI/THE1797/0484.

**Case No: 2289/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (PLAINTIFF) and NTSIKELELO HEADMAN GAGA (1ST DEFENDANT) and DOROTHY MOSADIWATSHABO GAGA (2ND DEFENDANT)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-01, 10:00, SHERIFF OF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

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 R368 000.00 will be held at SHERIFF OF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING, on 1 FEBRUARY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF VEREENIGING, SHERIFF'S OFFICES, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING prior to the sale. PORTION 48 OF ERF 793 ZAKARIYYA PARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 320 (THREE HUNDRED AND TWENTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T44308/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. also known as 793/48 Penny Royal Crescent, Zakariyya Park, Extension 4. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: 2 BEDROOMS, 1 BATHROOM, KITCHEN AND LOUNGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF VEREENIGING, SHERIFF'S OFFICES, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

Dated at SANDTON, 2024-01-17.

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: L Sathekge/R Shaik/MAT14939.

Case No: 59696/2019

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 **RENALDO BOTHMA**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 10:00, OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM**

In terms of a judgement granted on 23 NOVEMBER 2020 and 30 MAY 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on TUESDAY 6 FEBRUARY 2024 at 10h00 in the morning at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM, to the highest bidder, subject to the reserve price of R215,418.06 (TWO HUNDRED AND FIFTEEN THOUSAND FOUR HUNDRED AND EIGHTEEN RAND SIX CENTS) DESCRIPTION OF PROPERTY 1. A Unit consisting of: (a) Section No. 77 as shown and more fully described on Sectional Plan No. SS938/2008, in the scheme known as TRAMONTO in respect of the land and building or buildings situated at REMAINING EXTENT OF PORTION 641 OF THE FARM TOWN AND TOWNLANDS OF POTCHEFSTROOM 435 REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE, LOCAL AUTHORITY: TLOKWE CITY COUNCIL, of which section the floor area, according to the said sectional plan, is 33 (THIRTY THREE) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the section in accordance with the participation quota as endorsed on the sectional plan HELD BY DEED OF TRANSFER NUMBER ST15471/2014 And Subject to such conditions as set out in the aforesaid Title Deed 1. An exclusive use area described as PARKING P77 measuring 15 (FIFTEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as TRAMONTO in respect of the land and building or buildings situated at REMAINING EXTENT OF PORTION 641 OF THE FARM TOWN AND TOWNLANDS OF POTCHEFSTROOM 435 REGISTRATION DIVISION I.Q., NORTH WEST PROVINCE, LOCAL AUTHORITY: TLOKWE CITY COUNCIL, as shown and more fully described on Sectional Plan No. SS938/2008 Held by NOTARIAL DEED OF CESSION NUMBER SK1002/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : Door 77 Beyers Naude Avenue , Potchefstroom IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 1 x Bedroom and 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "VOETSTOOTS". Zoning: Residential Magisterial District: POTCHEFSTROOM 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 EFT at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank CASH or EFT within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE ACTING SHERIFF OF THE HIGH COURT, POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM. 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) (b) Fica-Legislation, proof of identity and address and particulars. (c) Refundable registration fee payable in the amount of R50 000,00 payable by way of cash or EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-01-08.

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 / F81929 / TH.

Case No: 10368/2022

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 **ADRI GRANT (ID NO. 840308 0164 08 8)**, First Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-09, 09:00, SHERIFFS OFFICE: 11 ST JOHNS STREET MALMESBURY**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale subject to a reserve price of R400 000.00 will be held on FRIDAY, 9 FEBRUARY 2024 at 09h00 at the SHERIFFS OFFICE: 11 ST JOHNS STREET MALMESBURY The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, MALMESBURY. ERF 6212 WESFLEUR, SITUATED IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 170 (ONE

HUNDRED AND SEVENTY) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T3189/2009; SITUATE AT 13 NERINA STREET, WESFLEUR THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - PROPERTY IS A SEMI ATTACHED MASOINETTE WITH A ABESTOS ROOF, 3 X BEDROOMS. 1 AND A HALF X BATHROOM, 1 X KITCHEN, 1 X LIVING ROOM. 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: STA801/0910.

Case No: 1050/2016

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg nr: 1962/000738/06), Plaintiff and SAMUEL HANS MAVIMBELA (Id No: 621224 5489 08 8), 1st Defendant and ZANELE YVONNE ORPHANIA MAVIMBELA (Id No: 700424 0597 08 3), 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 10:00, Sheriff Witbank at their offices situated at Plot 31, Zeekoewater, corner Gordon and Francois Streets, Witbank**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an Order granted in favour of the Plaintiff on 02 SEPTEMBER 2022, in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Witbank at their offices situated at Plot 31, Zeekoewater, corner Gordon and Francois Streets, Witbank on 07 FEBRUARY 2024 at 10:00, which is more fully described as: PORTION 11 OF ERF 5239 WITBANK EXTENSION 10 TOWNSHIP REGISTRATION DIVISION J.S MPUMALANGA PROVINCE MEASURING 250 (TWO HUNDRED AND FIFTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T6978/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO THE CONDITIONS IN FAVOUR OF THE HOME OWNER'S ASSOCIATION (ALSO KNOWN AS: 11 BALATON COMPLEX, CHRISTIAAN DE WET STREET, WITBANK). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS MAIN BUILDING: 1x Lounge 1x Kitchen 3x Bedrooms 1x Bathroom OUTBUILDING: 1x Garage 1. The property is the immovable property of the Defendants which is located in Magisterial District of Emalahleni. 2. A reserve price for the sale in execution of the immovable property is set at R287 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Witbank at their offices situated at Plot 31, Zeekoewater, corner Gordon and Francois Streets, Witbank A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf)



Dated at PRETORIA, 2023-12-18.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/PR3269.

**Case No: 2020/30520**

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

**In the matter between: FIRSTRAND BANK LIMITED, Judgement Creditor and MPONGO TED KOKA  
(Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-02-06, 11:00, SHERIFF SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

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 R400,000.00 reserve will be held at 24 RHODES AVENUE, KENSINGTON B, RANDBURG for the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG at 11:00, on 06 February 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 SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG prior to the sale : CERTAIN: (A) Section Number 49 as shown and more fully described on Sectional Plan Number SS813/2007, in the scheme known as AQUILA in respect of the land and building or buildings situate at FOURWAYS EXTENSION 36 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 129 (ONE HUNDRED AND TWENTY NINE) square metres in extent, and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST42699/2019, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN. Which bears the physical address: SECTION 49 AQUILA, 34 GRANITE ROAD, FOURWAYS 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 : 3 Bedrooms, Lounge, Dining Room, 1 Bathroom, Kitchen, 2 Showers, 2 WC'S, 2 Carports, Balcony, Roof Terrace, Brick walls with Paint finish, tile roof, Interior floor finishing - Carpet and Tiles 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 SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG . The office of the SHERIFF OF THE HIGH COURT SANDTON NORTH will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG

Dated at SANDTON, 2024-01-16.

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/MAT18482.

**Case No: 28050/2020**

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), APPLICANT and PRINCESS MAKHOSAZANA TSHABALALA (Identity Number: 681121 0490 086), FIRST RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS  
EXTENSION 1**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 27th JUNE 2023 and respectively in terms of which the following property will be sold in execution on 08th FEBRUARY 2024 at 10H00 by the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 to the highest bidder with reserve R1 200 000.00: ERF 980 GLEN MARAIS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY-ONE) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T84427/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: 23 OUHOUT AVENUE, GLEN MARAIS EXTENSION 1, KEMPTON PARK. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, 2XBATHROOMS, LOUNGE, DINNING ROOM, KITCHEN, FAMILY ROOM. 2 GARAGES (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 KEMPTON PARK & TEMBISA. The office of the Sheriff for KEMPTON PARK & TEMBISA 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 KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1

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: J BOTHA / RG /THE1797/0104.

**Case No: 913/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA, Plaintiff and HG OBERHOLZER  
EIENDOMME BK (Registration Number: 1999/056312/23), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 10:00, SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (LIMPOPO DIVISION, POLOKWANE) in the abovementioned suit, a sale without a reserve will be held at SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT on 8 FEBRUARY 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT prior to the sale. PORTION 75 (PORTION OF PORTION 30) OF THE FARM GROOTFONTEIN 501 REGISTRATION DIVISION L.Q. LIMPOPO PROVINCE MEASURING 4,7629 (FOUR COMMA SEVEN SIX TWO NINE) HECTARES HELD BY DEED OF TRANSFER NO. T79017/2007 also known as PORTION 75 (PORTION OF PORTION 30) OF THE FARM GROOTFONTEIN 501 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: VACANT LAND THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection

Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF LEPHALALE, 08 SNUIFPEUL STREET, ONVERWACHT. C/O HACK STUPEL & ROSS 7A & 7B 30 A Bodenstein Street Polokwane Tel: 012 325 4185 Fax: 086 461 8560.

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 13149.

**Case No: 2021/21072**

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

**In the matter between: FIRSTRAND BANK LIMITED, (Judgment Creditor) and RUDEVE WATSON  
RUVENGO (Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2024-02-08, 10:00, Sheriff of the High Court Kempton Park/Tembisa - 5 Anemoon Street, Glen Marais Ext 1**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R442,000.00 will be held at 5 Anemoon Street, Glen Marais Ext 1, for the immovable property to be sold by the Sheriff of the High Court Ekurhuleni North/Tembisa at 5 Anemoon Street, Glen Marais Ext 1, on 08 February 2024 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Ekurhuleni North/Tembisa - 5 Anemoon Street, Glen Marais Ext 1 prior to the sale : CERTAIN A unit consisting of: (a) Section No. 2 as shown and more fully described on sectional plan no SS1041/2007 in the scheme known as GREYSTONE in respect of the land and building or buildings situated at EDLEEN EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY EKURHULENI METROPOLITAN TOWNSHIP of which section the floor area, according to the said sectional plan, is 72 (SEVENTY 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 ST31749/2015 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: Unit 2 Greystone, 5 Burger Oord Street, Edleen Extension 5, Kempton Park - Being the domicilium citandi et executandi. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 2 WC's, 1 carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court for Kempton Park/Tembisa - 5 Anemoon Street, Glen Marais Ext 1. The office of the sheriff of the High Court for Kempton Park/Tembisa will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff of the High Court for Kempton Park/Tembisa - 5 Anemoon Street, Glen Marais Ext 1

Dated at SANDTON, 2024-01-16.

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/S/MAT18476.

Case No: 28910/2022

Docex: DX 136, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and PIETER REUBEN DU PLESSIS, First Defendant and CHERIE DU PLESSIS, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-09, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

In terms of a judgment granted on 21 JULY 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 9 FEBRUARY 2024 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT, to the highest bidder, subject to a reserve price of R831,004,49 (EIGHT HUNDRED AND THIRTY ONE THOUSAND AND FOUR RAND FORTY NINE CENTS). DESCRIPTION OF PROPERTY ERF 1021 MINDALORE TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 1102 (ONE THOUSAND ONE HUNDRED AND TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T35880/2017 Street address : 10 Bow Street, Mindalore, Krugersdorp MAGISTERIAL DISTRICT : ROODEPOORT IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 4 x Bedrooms, 2 x Bathrooms, 1 x Toilet and 2 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOT". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R10 000,00 - EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-01-11.

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 / MAT15139 / TH.

Case No: 160/2022

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and K2018014668 (SOUTH AFRICA) (PTY) LTD, REGISTRATION NUMBER: 2018/014668/2007, FIRST DEFENDANT, NICLUS ZIMELE NGEMA, IDENTITY NUMBER: 770627 5384 08 4, SECOND DEFENDANT, THENJIWE AGRINETH NGEMA, IDENTITY NUMBER: 770331 0393 08 9, THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 09:00, 99 JACARANDA AVENUE, WEST ACRES, NELSPRUIT**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 160/2022 dated the 5 May 2023 and writ of attachment be sold to the highest bidder with a reserve of R1 000 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, MBOMBELA, 99 JACARANA AVENUE, WEST ACRES, NELSPRUIT ON 14 FEBRUARY 2024 AT 09:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, NELSPRUIT and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Section 12 in the Scheme Country Villas, Situated at Nelspruit Extension 14 Township, Local Authority, City of Mbombela is 132 One Hundred and Thirty Two) Square Metres, held by Deed of Transfer no. ST13278/2019 also known as: Unit 12, Door 27, Country Villas, 68 Melk Weg Street, Nelspruit, Extension 14 Improvements: main: Double/Attached Storey, Lounge, Dining Room, 3 Bedrooms, Kitchen, 2 Bathrooms out building: single/freestanding Garage, Carport



Dated at PRETORIA, 2024-01-09.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O REGUS BUSINESS CENTRE, CNR VAN DER MERWE & FERREIRA STREETS, MBOMBELA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13217.

**Case No: 10995/2021**

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 NKAMOHENG DAPHNEY NDLOVU (Identity Number: 800904 0675 087), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-09, 09:30, Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 24 February 2023 in terms of which the following property will be sold in execution on 09 FEBRUARY 2024 at 09h30 at Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg to the highest bidder with a reserve price of R482 585.39: CERTAIN: ERF 13835 VOSLOORUS TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING: 286 (TWO HUNDRED AND EIGHTY-SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO. T1958/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Also known as: 13835 Lekavelane Street, Vosloorus Ext 10. AS HELD: by the Respondent under DEED OF TRANSFER NUMBER NO. T1958/2014 SITUATED AT: 13835 LEKAVALANE STREET, VOSLOORUS, EXTENSION 10 1475 The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick-built residence consisting of the 3 x Bedrooms, 1 x Kitchen, 1 x Lounge, 1 x Bathroom/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% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg. The Sheriff Boksburg will conduct the sale. Registration as a buyer is a prerequisite 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 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 office hours Monday to Friday.

Dated at PRETORIA, 2023-12-04.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0370.

**Case No: 25093/2019**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and KRISTEL LERATO KHABO, ID 811221 0366 089, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11:00, SHERIFF OF THE HIGH COURT RANDBURG WEST, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R450 000.00 will be held by the SHERIFF OF THE HIGH COURT RANDBURG WEST on the 6TH day of FEBRUARY 2024 at 11H00 at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at THE SHERIFF OF THE HIGH COURT RANDBURG WEST, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND: A Unit consisting of

- a) Section No. 25 as shown and more fully described on Sectional Plan No. SS1137/2006 in the scheme known as HIGHBURY in respect of the land and building or buildings situate at OLIVEDALE EXTENSION 30 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section floor area, according to the said Sectional Plan is 66 (SIXTY SIX) square metres in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; HELD BY Deed of Transfer ST16033/2009 BETTER KNOWN AS: 25 Highbury, 31 Keel Street, Olivedale Ext 1, Randburg 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 Eft (refundable) 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 and 1 Bathroom..

Dated at PRETORIA, 2023-12-05.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Marelize/DA4118.

**Case No: 19931/2022**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, Plaintiff and DYNAMIC SISTERS TRADING (PTY) LTD (Reg. No.: 2013/132756/07) 1st Respondent/Defendant and TEBOGO POOE (ID No.: 871104 0418 083), 2nd Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11:00, Sheriff of the High Court, Sandton North, at 24 Rhodes Street, Kensington 'B', Randburg**

Certain Property: Portion 1 of Erf 1886 Bryanston Township, Registration Division I.R. The province of Gauteng, measuring 882 square metres, held under Deed of Transfer No. T50086/2020, situated at 23B Westbourne Road, Bryanston, Johannesburg THE PROPERTY IS ZONED: Freehold Improvements: The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: Description: 23B Westbourne Road, Bryanston, Johannesburg the property consists a large double story brick and plaster, tile roof dwelling close to important amenities, with a main building, which consists of 4 bedrooms, 3 bathrooms, a study, 3 water closets, a kitchen, four living rooms, 2 garages, 4 other rooms (entrance, cinema, dresser and domestic room), swimming pool. 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 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one rand) to R400 000.00 (four hundred thousand rand) of the proceeds of the sale, and 1.5% (one comma five percent) on the balance thereof, up to a maximum fee of R40 000.00 (forty thousand rand) plus VAT thereon and a minimum of R3 000.00 (three thousand rand) plus VAT thereon; pay a deposit of 10% (ten percent) in cash 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. 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 7.2 of the Conditions of Sale in which case any claim for interest shall lapse. The Sheriff Sandton 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 Registration deposit of R50 000.00 in cash. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at 24 Rhodes Street, Kensington 'B', Randburg, during normal office hours Monday to Friday.

Dated at CENTURION, 2023-12-05.

Attorneys for Plaintiff(s): Baloyi Swart and Associates, 3 Sandstone Avenue, Zwartkop Extension 8, Centurion, Pretoria. Telephone: 0861 298 007. Attorney Ref: NED1/0767.



**Case No: 37560/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and HOMBAKAZI JWACU (Id No. 730921 1028 087), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 14:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 13th of SEPTEMBER 2022 in terms of which the following property will be sold in execution on 14th of FEBRUARY 2024 at 14:00 by the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON to the highest bidder with no reserve. 1. ERF 609 TROYEVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 669 (SIX HUNDRED AND SIXTY NINE) SQUARE METRES. 2. ERF 751 TROYEVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 947 (NINE HUNDRED AND FORTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T34643/2004. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 46 AND 48 BEELAERTS STREET, TROYEVILLE ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1XLounge, 1X DINING ROOM, 1XKITCHEN, 2XBATHROOMS, 3XBEDROOMS, 1XWC OUTBUILDING: 2XGARAGES, 3XBEDROOMS, 1XBATHROOM, 1XSTORE ROOM (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, JOHANNESBURG EAST. The office of the SHERIFF JOHANNESBURG 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: no person will be allowed on the premises if they are not registered for FICA & CPA. THE OFFICE OF THE SHERIFF JOHANNESBURG EAST WILL CONDUCT THE SALE WITH AUCTIONEERS J.A. THOMAS AND/OR P. ORA AND/OR A JEGELS. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON.

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: J Botha/KP/S1663/1158.

**Case No: 23179/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Execution Creditor/Plaintiff  
and LEWELLYN DAVID PETERSEN (Id No. 680919 5287 089), 1st Execution Debtor/Defendant and SARIE  
GESIENA PETERSEN (Id No. 710430 0126 086), 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 6th of JUNE 2022 in terms of which the following property will be sold in execution on 14th of FEBRUARY 2024 at 09h00 by the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON to the highest bidder with reserve of R450 000.00 ERF 174 SOUTH HILLS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 558 (FIVE HUNDRED AND FIFTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T51579/2014. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 3 MARICO STREET, SOUTH HILLS ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1XLounge, 1XDINING ROOM, 1XKITCHEN, 1XBATHROOM, 1XSHOWER, 3XBEDROOMS, 1XGARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser

shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the Sheriff's Office Johannesburg East, 61 VAN REBEECK STREET, ALBERTON. The ACTING SHERIFF JOHANNESBURG 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: no person will be allowed on the premises if they are not registered for FICA & CPA. THE OFFICE OF THE SHERIFF JOHANNESBURG EAST WILL CONDUCT THE SALE WITH AUCTIONEERS J.A. THOMAS AND/OR P. ORA AND/OR A JEGELS. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON.

Dated at ILLOVO, 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: J Botha/KP/S1663/7750.

**Case No: 6248/2021**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and ANDILE ERICK SIMELANE, ID 890918  
6264 085, DEFENDANT**

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

**2024-02-14, 2024-02-14, THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE,  
ALBERTON NORTH**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R200 000.00 will be held by the SHERIFF OF THE HIGH COURT PALM RIDGE on the 14th day of FEBRUARY 2024 at 09H00 at THE SHERIFF OFFICE OF PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH, 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 PALM RIDGE, 39A LOUIS TRICHARDT AVENUE, ALBERTON NORTH: ERF 2753 LIKOLE EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R, GAUTENG PROVINCE MEASURING: 288 (TWO HUNDRED AND EIGHTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NO. T37134/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: STAND 2753 LIKOLE 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 R25 000.00 (Refundable) cheque or eft prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 3 Bedrooms, Bathroom, Shower and Outside Garage.

Dated at PRETORIA, 2023-12-07.

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/SA3059.

Case No: 20279/2022

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 JANSEN DHARMALINGUM (Identity Number: 890916 5127 08 9), First Defendant and ANNELINE DHARMALINGUM (Identity Number: 900529 0127 08 3), Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 10:00, Sheriff Kempton Park, 5 Anemoon Street, Glen Marais EXT 1**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 10 August 2023 in terms of which the following property will be sold in execution on 08 February 2024 at 10h00 at Sheriff Kempton Park, 5 Anemoon Street, Glen Marais EXT 1 to the highest bidder with a reserve price of R541 843.69: CERTAIN: ; A Unit consisting of- a. Section No. 5 as shown and more fully described on Sectional Plan No. SS327/2008, in the scheme known as EAGLE MEWS in respect of land and building or buildings situate at TERENURE EXTENSION 38 TOWNSHIP; LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 89 (EIGHTY NINE) SQUARE METRES in extent; and b. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. ST59757/2015 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AS HELD: by the Respondents under DEED OF TRANSFER NUMBER ST59757/2015 SITUATED AT: 5 EAGLE MEWS, EAGLE ROAD, TERENURE KEMPTON PARK The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick built residence with a corrugated iron roof consisting of the 3 x Bedrooms, 2 x Bathrooms, 1 XTV /Lounge, 1 x Kitchen, 1 x Carport (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Kempton Park, 5 Anemoon Street, Glen Marais EXT The Sheriff Kempton Park will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R20 000.00 via EFT d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Kempton Park, during normal office hours Monday to Friday.

Dated at PRETORIA, 2023-11-13.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0446.

Case No: 44671/2021

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

**In the matter between: SB GUARANTEE COMPANY PROPRIETARY LIMITED (Registration No: 2006/021576/07), APPLICANT and ALLISTAIR DANIELS (Identity Number: 900722 5167 085), FIRST RESPONDENT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 11:00, ACTING SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 30th of MAY 2023 in terms of which the following property will be sold in execution on the 14th day of FEBRUARY 2024 at 11:00 by ACTING SHERIFF RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with reserve of R690 000.00: A unit consisting of- a) SECTION NO. 38 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS369/2008, IN THE SCHEME KNOWN AS OAKMONT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ZANDSPRUIT EXTENSION 27 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 NUMBER ST49158/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. ("the Property") SITUATED AT: UNIT 28 OAKMONT, 28 ELBERTA ROAD, ZANDSPRUIT, EXTENSION 27 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 1X LOUNGE, 1X KITCHEN, 3X BEDROOMS, BATHROOM. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL. The offices of the Acting Sheriff for RANDBURG SOUTHWEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 by EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF RANDBURG SOUTHWEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL.

Dated at SANDTON, 2023-12-01.

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: R GCUMENI/THE1797/0312.

**Case No: 54793/2020**

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 ANDREW UGOCHUKWU ONYEMACHI EGBUNIKE (Born on: 29 NOVEMBER 1965), Defendant**

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

**2024-02-06, 11:00, Sheriff Ranburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 24 July 2023 in terms of which the following property will be sold in execution on 06 February 2024 at 11h00 at Sheriff Ranburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand to the highest bidder with a reserve price of R623 366.24: CERTAIN: ERF 1658 DAINFERN EXTENSION 11 TOWNSHIP REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG IN EXTENT 1032 (ONE THOUSAND AND THIRTY TWO) SQUARE METERS; HELD BY DEED OF TRANSFER NUMBER T180899/2004 SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS. AS HELD: by the Respondent under DEED OF TRANSFER NUMBER T180899/2004 SITUATED AT: 1658 CAMBOURNE CIRCLE, DAINFERN EXTENSION 11 The property is zoned residential. Improvements: The following information is furnished but not guaranteed: A brick-built residence consisting of property demolished and valued as vacant. (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Ranburg West, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand. The Sheriff Rooderpoort 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 in 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 Ranburg West, during normal office hours Monday to Friday.



Dated at PRETORIA, 2023-11-20.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0332.

Case No: 50700/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff and RODNEY MAPHANGA (Identity Number: 820707 6975 088), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-05, 11:00, The Sheriff Centurion West – at 229 Blackwood Roads, Hennopspark, Centurion**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 02 JULY 2021 in terms of which the following property will be sold in execution on 5 FEBRUARY 2024 at 11h00 by The Sheriff Centurion West - at 229 Blackwood Roads, Hennopspark, Centurion to the highest bidder with reserve price of R950 000.00 (a) Section Number 11 as shown and more fully described on Sectional Plan No SS58/2006, in the scheme known as ALEPPO PLACE in respect of the land and building or buildings situated at ERF 3084 ROOIHUISKRAAL NOORD EXTENSION 21 TOWNSHIP; LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 144 (ONE HUNDRED AD 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 said sectional plan. Held by Deed of Transfer No. ST77779/2015 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITTLE DEED. ("the Property") be declared executable for the aforesaid amounts; SITUATED AT: UNIT 11 ALEPPO PLACE, 60 ALEPPO CRESCENT ROOIHUISKRAAL Domicilium citandi et executandi: UNIT 17 ALEPPO PLACE, 60 ALEPPO CRESCENT ROOIHUISKRAAL INVENTORY: 1 LOUNGE, 2 BATHROOM, 1 KITCHEN, 3 BEDROOMS AND 1 DINING ROOM, 1 SCULLERY, BRAAI ROOM AND 2 GARAGES (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 Centurion West at 229 Blackwood Roads, Hennopspark, Centurion. The Sheriff Centurion West will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee 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 Sheriff Centurion West at 229 Blackwood Roads, Hennops Park, Centurion. during normal office hours Monday to Friday. c/o SCHOONRAAD ATTORNEYS 955 ARCADIA STREET ARCADIA PRETORIA

Dated at ROODEPOORT, 2023-12-07.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: Y Johnson/319158/M191/kvz.

Case No: 19645/2022

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: ABSA BANK LIMITED, PLAINTIFF and LINLEY CARL COUTTS, ID 700504 5001 080, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-13, 10:00, THE SHERIFF OF THE HIGH COURT JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELT PARK**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R1 000 000.00 will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST on 13TH day of FEBRUARY 2024 at 10H00 at THE SHERIFF OF THE HIGH COURT JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELT PARK, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELT PARK: ERF 740 WINCHESTER HILLS EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: IR; GAUTENG PROVINCE MEASURING: 1324 (ONE THREE TWO FOUR) SQUARE METRES HELD BY DEED OF TRANSFER T33601/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED STREET ADDRESS: 388 DUNGARVAN AVENUE, WINCHESTER HILLS 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 R30 000.00 (Refundable) via EFT for immovable property; d) All conditions applicable to registration; e) Rules of Auction and the Conditions of Sale can be inspected at the office of the Sheriff of the High Court Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: Main Building consists of: Entrance Hall, 1 Lounge, 1 Dining Room, 1 Kitchen, 1 Scullery, 4 Bedrooms, 2 Bathrooms, 1 Open Patio. 1 Flatlet / Cottage consists of: 1 Lounge, 1 Kitchen, 1 Scullery, 2 Bedrooms, 1 Bathroom, 1 Balcony / Patio.

Dated at PRETORIA, 2023-12-19.

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/DA3460.

Case No: 4671/2019

Docex: Docex 235 Pretoria

IN THE HIGH COURT OF SOUTH AFRICA  
(MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT))**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and DUOPROP CC 1110 CC (Registration Number: 2005/033467/23), Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 10:00, SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R360 000.00 will be held at the office of the SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on WEDNESDAY, 07 FEBRUARY 2024 at 10H00 HRS the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF WITBANK at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: X 1 LOUNGE, X 1 KITCHEN, X 2 BEDROOMS, X 1 BATHROOMS (Improvements / Inventory - Not Guaranteed) CERTAIN: A Unit consisting of - a) Section Number 2 as shown and more fully described on Sectional Plan No. SS572/2007 in the scheme known as CRESTWAVE VILLAS in respect of the land and building or buildings situate at ERF 1621, DEL JUDOR EXTENSION 25 at EMALAHLENI LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 69 (SIXTY NINE) SQUARE METRES in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST 73143/2007 SITUATED AT: UNIT 2 CRESTWAVE VILLAS, 11 JEANNETTE STREET, DEL JUDOR, EXTENSION 25 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 WITBANK at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. 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 WITBANK at PLOT 31, ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply. C/O: VAN DEVENTER & CAMPHER INC 48 Walter Sisulu Street Middelburg Mpumalanga Ref: MELISSA FOURIE /C003636

Dated at MIDDELBURG.

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/FOR2/0248.

**Case No: 2022-050923**

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

**In the matter between: SB GUARANTEE COMPANY PROPRIETARY LIMITED (Registration No: 2006/021576/07), APPLICANT and MIKE HUSSEIN MBUNDI (Born On: 25 MAY 1974), Respondent**

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

**2024-02-09, 10:00, SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 06th MARCH 2023 and respectively in terms of which the following property will be sold in execution on 09 FEBRUARY 2024 at 10H00 by the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA to the highest bidder with reserve R441 000.00: ERF 1424 ENNERDALE EXTENSION 1 TOWNSHIP. REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT 690 (SIX HUNDRED AND NINETY) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T4841/2017. SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED ("the Property") SITUATED AT: 34 ACHILLES CRESCENT, ENNERDALE EXTENSION 1. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, 3XBEDROOMS, 2 BATHROOMS, 1 GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, ACTING SHERIFF WESTONARIA. The office of the ACTING SHERIFF WESTONARIA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA

Dated at SANDTON, 2023-12-01.

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: RG/THE1797/0512.

Case No: 448/2022

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and PHATLANE MOSES, MPHEQEKE, IDENTITY NUMBER: 630109 5262 08 1, FIRST DEFENDANT and FEDILE LONIA MPHEQEKE, IDENTITY NUMBER: 651209 0631 08 4, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 09:00, 99 JACARANDA STREET, WEST ACRES, MBOMBELA**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 448/2022 dated the 21 July 2023 and writ of attachment be sold to the highest bidder with a reserve of R650 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, MBOMBELA, 99 JACARANDA STREET, WEST ACRES, MBOMBELA ON 14 FEBRUARY 2024 AT 09:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, MBOMBELA - 9 JACARANA STREET, WEST ACRES, MBOMBELA 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: Portion 33 of Erf 804 Stonehenge Extension 1 Township, Registration Division J. T. Province of Mpumalanga, Measuring 833 (eight hundred and thirty three) Square Metres, held by Deed of Transfer no. T6002/2016 also known as: 3 Bloukuifloerie Street, Stonehenge Extension 1 Improvements: Lounge, Dining Room, 3 Bedrooms, Kitchen, 2 Bathrooms, 2 Garages

Dated at PRETORIA, 2024-01-09.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O REGUS BUSINESS CENTER, CNR VAN DER MERWE AND FERREIRA STEET, NELSPRUIT. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12709.

Case No: 12476/2020

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

**In the matter between: ABSA BANK LIMITED, Applicant/Plaintiff and DYOSI: PATRICIA ZOLEKA (ID: 680906 0912 08 4), Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 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 16 OCTOBER 2023 in terms of which the following property will be sold in execution on 08 FEBRUARY 2024 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with reserve price of R310 000.00 ERF 10660 PROTEA GLEN EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 387 (THREE HUNDRED AND EIGHT SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T22485/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Also known as: 7 RED WATER FERN STREET, PROTEA GLEN, EXT 12 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 3XBEDROOM, GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST. The office of the SHERIFF SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH.

Dated at SANDTON, 2023-12-01.

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: C MICHAEL/ABS697/1984.

**Case No: 2018/20775**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ROSKIN, WESLEY, First Defendant and  
ROSKIN, KRISHANTA, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 08:00, SHERIFF LENASIA at NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (also known as VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 7 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF LENASIA at NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (also known as VIKING) on 14 FEBRUARY 2024 at 08H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (also known as VIKING), subject to a reserve price set at R440,000.00. ERF 3624 LENASIA SOUTH EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 684 (SIX HUNDRED AND EIGHTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T40777/2006 Situated at: 3624 Rooiberg Street, Lenasia South Ext. 4 Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Entrance Hall, Lounge, Dining Room, Living Room, 1 Kitchen, 4 Bedrooms, 2 Bathrooms, 1 Patio, 1 Study, 2 Garages THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (also known as VIKING). The office of the SHERIFF LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF LENASIA at NO. 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (also known as VIKING).

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR4766/R340/N. Erasmus/CO.

**Case No: 1413/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and TIDEMANE COLLINS  
MATLOU, 1st Execution Debtor and PHILLIP TIRO MATLOU, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-12, 09:00, ACTING SHERIFF GA-RANKUWA AT 62 LUDORF STREET, BRITS**

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 R316 336,82 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF GA-RANKUWA AT 62 LUDORF STREET, BRITS ON 12 FEBRUARY 2024 AT 09H00 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 4400 GA-RANKUWA UNIT 4 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF NORTH WEST MEASURING: 786 (SEVEN HUNDRED AND EIGHTY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T60670/2018

ALSO KNOWN AS 4400 MOKGETHI STREET, ZONE 4 GA-RANKUWA Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X ENTRANCE HALL, 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X DRESSING ROOM, 2 X OUT GARAGE, 1 X SERVANTS ROOM, 1 X STOREROOM, 1 X BATHROOM/W/C 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. C/O HERMAN SCHOLTZ SHIPPARD STREET EXTENSION, ON THE R49 TO ZEERUST LANRIC 59, MAHIKENG

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: KFW030/F COETZER/ar.

**Case No: 11282/2023**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and SEAN PETER SMITH,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-07, 08:00, SHERIFF LENASIA NORTH AT 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 SUIT, A SALE WITH A RESERVE PRICE OF R193 143,09 WILL BE HELD AT THE OFFICES OF THE SHERIFF: LENASIA NORTH AT NO 5, 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING) ON 7 FEBRUARY 2024 AT 08H00 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 1217 KLIPSPRUIT WEST EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.Q., GAUTENG PROVINCE MEASURING 375 (THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T011215/08 Also known as : 41 MARKS STREET, KLIPSPRUIT WEST EXTENSION 2 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X KITCHEN, 1 X LOUNGE, 3 X BEDROOMS, 1 X BATHROOM, 1 X SHOWER, 1 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., provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee one (1) day prior to the date of the sale, EFT or bank guarantee cheque, no cash accepted, in order to obtain a buyers card. The auction will be conducted by the Acting Sheriff, Mr B O Khumalo / K E Meso.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: KFS250/F COETZER/ar.



**Case No: 3737/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Patrick Menzelwa Mahlangu, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-07, 10:00, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank**

A Sale In Execution of the undermentioned property is to be held at the Acting Sheriffs offices situated at Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank, by the Acting Sheriff Witbank on Wednesday, 07 February 2024 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Witbank, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank 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 473 Northfield Township Registration Division: JS Mpumalanga Province Measuring: 407 square metres Deed of Transfer: T15806/2010 Also known as: 473A Clearwater Eco Estate, Jackaroo Park, Northfield, Witbank. Magisterial District: Emalahleni Improvements: Main Building: 3 bedrooms, 2 bathrooms, kitchen, lounge, dining room. Outbuilding: 2 garages. Other Detail: Fencing: prefab walls. Zoning: 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, 2024-01-12.

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/F6835.

**Case No: 86024/2014**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Cloudnine Jazz Club And Projects Cc, 1st Judgment Debtor and Given Shadrack Chibi (surety), 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-07, 10:00, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank**

A Sale In Execution of the undermentioned property is to be held at the Acting Sheriff's offices situated at Plot 31, Zeekoewater, cnr Gordon Road and Francois Street, Witbank, by the Acting Sheriff Witbank on Wednesday, 07 February 2024 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Witbank, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank, 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 677 Witbank Ext 3 Township Registration Division: JS Mpumalanga Measuring: 1 228 square metres Deed of Transfer: T14234/2009 Also known as: 19 Voortrekker Road, Witbank Ext 3. Magisterial District: Emalahleni Improvements: Main Building: 4 rooms (4 bedrooms), 1 bathroom, kitchen, pantry, lounge, TV room, dining room. Outbuilding/Flat: 3 bedrooms, 1 bathroom, 2 garages, 1 carport. Zoning: 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, 2024-01-12.

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/F4357.

**Case No: 1810/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division Middelburg (Local Seat)]

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Thembinkosi Ephraim Mahlalela, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-07, 10:00, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank**

A Sale In Execution of the undermentioned property is to be held at the Acting Sheriffs offices situated at Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank, by the Acting Sheriff Witbank on Wednesday,

07 February 2024 at 10h00. Full conditions of sale can be inspected at the Acting Sheriff Witbank, Plot 31 Zeekoewater, cnr Gordon Road and Francois Street, Witbank 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 5664 Kwa-Guqa Ext 10 Township Registration Division: JS Mpumalanga Province Measuring: 310 square metres Deed of Transfer: T12510/2008 Also known as: Erf 5664 Kwa-Guqa Ext 10. Magisterial District: Emalahleni Improvements: Main Building: 3 bedrooms, 1 bathroom, kitchen, lounge. Outbuilding: 2 garages. Other Detail: Fencing: brick walls, tile roof. Zoning: 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, 2024-01-12.

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/F5403.

**Case No: 2621/2019**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Kedibone Martha Koloi, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, 24 James Watt Crescent, Industrial Sites, Mahikeng**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Molopo/Mahikeng, at the Sheriff's Office, 24 James Watt Crescent, Industrial Sites, Mahikeng on Thursday, 08 February 2024 at 10h00. Full conditions of sale can be inspected at the offices of the Sheriff Molopo/Mahikeng, 24 James Watt Crescent, Mahikeng who can be contacted on (018) 381 0030 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: Site 3638 Mmabatho Unit 12 Situated in Mafikeng Registration Division: JO North West Province Measuring: 420 square metres Deed of Transfer: T835/2009 Also known as: 3638 Amalia Crescent, Mmabatho Unit 12, Mmabatho alternatively Site 3638 Unit 12, Mmabatho. Magisterial District: Mafikeng Improvements: Main Building: 3 bedrooms, 2 bathrooms, kitchen, open lounge and dining room, garage, tiled roof, property fully fenced. 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, 2024-01-12.

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/F6141.

**Case No: 2831/2022**

IN THE MAGISTRATES COURT FOR  
(THE DISTRICT OF UGU, HELD AT PORT SHEPSTONE)

**In the matter between: HILLCREST BODY CORPORATE (SS NO: 542/2004) APPLICANT AND FANO WOSIYANA NZAMA (Identity Number: 880816 5424 084) - FIRST RESPONDENT, RAY NKONYENI LOCAL MUNICIPALITY - SECOND RESPONDENT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-05, 10:00, Sheriff Port Shepstone, 17A Mgazi Avenue, Umtentweni.**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 12 July 2023, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, Port Shepstone on the 05th of February 2024 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

1. UNIT 14 DOOR 11, in the sectional title scheme known as HILLCREST, with scheme number SS NO: 542/2004, held by the Execution Debtor under Sectional Title Deed ST20316/2021, which is better known as UNIT



14 DOOR 11 HILLCREST BC, in the PORT SHEPSTONE LOCAL COUNCIL of which section the floor area, according to the sectional title plan is 133 (ONE HUNDRED AND THIRTY THREE) square meters in extent.

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

3. As aforementioned, the property is held by Deed of Transfer ST20316/2021.

THE PROPERTY IS ALSO KNOWN AS: UNIT 14 DOOR 11 HILLCREST BC.

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

The property consists of: UNKNOWN.

THE CONDITIONS OF SALE:

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

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

Dated at ROODEPOORT on the 2024-01-23.

Schuler Heerschop Pienaar Attorneys C/O Van Zyl Retief Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735 C/O 27 Wooley Street, Port Shepstone. Tel: (011) 763 3050. Ref: VO/rc/HC1/0008.

**Case No: 3393/19**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and GIBSON MARONGA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-07, 10:00, Acting Sheriff of The High Court - Witbank, SHERIFF'S OFFICE, PLOT 31,  
ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB14547), Tel: 0861333402 - PTN 263 OF ERF 117 MARELDEN EXT 9, REGISTRATION DIVISION J.S., MPUMALANGA PROVINCE, EMALAHLENI LOCAL MUNICIPALITY - Measuring 265 square metres - situated at UNIT 263 MARELDEN ESTATE, VOORTREKKER STREET, MARELDEN EXTENSION 9, EMALAHLENI, 1034 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"): 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, GARAGE - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 07/02/2024 at 10:00 by Acting Sheriff of the High Court - Witbank at PLOT 31 ZEEKOEWEATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK. Conditions of sale may be inspected at Acting Sheriff of the High Court - Witbank at Plot 31 Zeekoewater, Cnr Gordon & Francois Road, Witbank. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria on the 2023-12-06

Stegmanns Inc C/O Leon van den Berg Inc., 30 OR TAMBO STREET, MIDDELBURG. Tel: 0861333402. Fax: 0866863903. Ref: DEB14547.

**Case No: 30702022**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and WASHINGTON GCUKU (IDENTITY NUMBER: 690704 5352 08 5) AND THANDI BRENDA GCUKU (IDENTITY NUMBER. 690529 0507 08 0), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-02-08, 10:00, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Soweto West on 08th day of February 2024 at 10:00 at 2241 Corner Rasmeni & Nkopi Street, Protea North, of the of the Defendants property, described below with the reserve price of R253 000.00:

ERF 20144, PROTEA GLEN EXTENSION 20 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T19315/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property")  
(SITUATED AT: ERF 20144 PROTEA GLEN, 33 TUGELA STREET, PROTEA GLEN, EXTENSION 20)

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

A dwelling consisting of: 2 X Bedrooms, Bathroom, Lounge, Kitchen, Study & Passage.  
Other Information: Type of Roof = Tile, Type of Fencing, Building = Single.

Inspect conditions at THE SHERIFF'S OFFICE SHERIFF SOWETO WEST, 2241 CORNER RASMENI & NKOPI STREET, PROTEA NORTH, TELEPHONE NUMBER: (011) 980 6681.

Dated at JOHANNESBURG on the 2024-01-10

Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel. 011 028 1258, Fax. 011 312 83250, Ref. M00590, Acc. KHUTSO NKUNA.

**Case No: 57170/2022**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and INAH MASERIBETSO MASULE (IDENTITY NUMBER: 760106 0328 08 3), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-02-08, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Kempton Park & Tembisa on 08th day of February 2024 at 10h00 at 5 Anemoon Street, Glen Marais, Extension 1, of the Defendant property, described below with the reserve price of R583 000.00.

A unit consisting of:

(a) Section No.28 as shown and more fully described on Sectional Plan No SS996/1996 in the scheme known as RIVERBERG LODGE in respect of the land and building or buildings situate at ERF 17 TERENURE

EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 96 (NINETY SIX) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER NO. ST16121/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property"), SITUATED AT: 122 THE BERGRIVIER DRIVE, UNIT 28 RIVERBERG LODGE, KEMPTON PARK, 1619.

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

A dwelling consisting of: 2 X Bedrooms, Bathroom, TV / Living Room, Kitchen & Carport

Inspect conditions of Sale at The Sheriff's Office, Sheriff Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais, Extension 1.

Dated at JOHANNESBURG on the 2024-01-10

Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Tel. 011 028 1258, Fax. 011 312 83250, Ref. M00832, Acc. KHUTSO NKUNA.

**Case No: 6565/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and FATHIMA VALLY, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDESIDE, DURBAN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property as described below will be put up for auction on the 08th day of FEBRUARY 2024 at 10H00 at the SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDESIDE, DURBAN:

consists of:

Property Description:

SECTION NO. 49 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 187/93 IN THE SCHEME KNOWN AS MARINE SANDS IN RESPECT OF THE LAND AND BUILDING SITUATE AT DURBAN, 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. ST7584/1994 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

PHYSICAL ADDRESS: UNIT 49 MARINE SANDS, 237 MARINE PARADE STREET, SOUTH BEACH, DURBAN, KWA-ZULU NATAL, 4001, in the

Magisterial District of Durban.

ZONING: GENERAL RESIDENTIAL

IMPROVEMENTS (FURNISHED BUT NOT GUARANTEED)

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 1 lounge, 1 kitchen, 2 bedrooms, 1 bathroom, 1 shower, 2 WC.

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

The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDESIDE, DURBAN.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of Auction is available 24 hours before the auction at the office of SHERIFF'S OFFICE, SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation i.r.o proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 in cash;
  - (d) Registration conditions.

The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or SD NAICKER.

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

Dated at La Lucia on the 2024-01-15

Woodhead Bigby Inc., 92 Armstrong Avenue, La Lucia, Durban. Tel: 0313609700. Ref: KN/TG/KG/MAT21374.

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**Case No: 2374/2015**

IN THE HIGH COURT OF SOUTH AFRICA  
(LIMPOPO DIVISION)

**In the matter between: TSHIPOTA ERIC TAKALANI, Plaintiff, and TSHIPOTA TSHIWELA JULIA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-01-26, 09H00, FACTORY NO 22, NKHENSANI DRIVE, SESHEGO**

IN PURSUANCE OF A JUDGEMENT of the above-mentioned Court and a Writ of Execution, the immovable property listed below will be sold in execution on the 26th day of January 2024 at Sheriff Seshego office, Factory 22, Khensani Drive, Seshego, by the Sheriff of the High Court to the highest bidder.

1. Immovable Property situated at ERF 343, Seshego, Zone D, Limpopo Province, measuring 1000 square metres.

The above-mentioned property will be sold through public auction for the sum of R 201 500-00 (TWO HUNDRED AND ONE THOUSAND FIVE HUNDRED RANDS) calculated together with the interest rate of 10.5% per annum.

Dated at POLOKWANE ON THE 2024-01-09

M&M MAIWASHE ATTORNEYS, 125 MARSHALL STREET, SUITE NO 4, POLOKWANE, Tel. 015 590 2479, Fax. M159/TET/16, Ref. 251756378 FNB TRUST ACCOUNT.

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**Case No: 15150/2022**

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 ROOMAN ARIF (IDENTITY NUMBER: 7603156707188) AND GAYROONEESA ARIF (IDENTITY NUMBER: 7810010138084)**

**NOTICE OF SALE IN EXECUTION**

**2024-02-15, 12:00, Sheriff of the High Court Bellville High at 1 Bolus Close, Loevenstein, Bellville**

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 15 February 2024 at 12:00 by the Sheriff of the High Court Bellville High at 1 Bolus Close, Loevenstein, Bellville to the highest bidder subject to a reserve price of R2 200 000.00:- CERTAIN: ERF 1041 BELLVILLE SITUATED: 1 Bolus Close, Loevenstein, Bellville MAGISTERIAL DISTRICT: Cape Town Central REGISTRATION DIVISION: DIVISION CAPE, PROVINCE OF THE WESTERN CAPE IN EXTENT: 1154 (ONE THOUSAND ONE HUNDRED AND FIFTY FOUR) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 1 x Lounge; 1 x Dining room; 2/3 x Bedrooms; 1 x Bathroom/Toilet; and 1 x Kitchen. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, ROOMAN ARIF (IDENTITY NUMBER: 7603156707188) and GAYROONEESA ARIF (IDENTITY NUMBER 7810010138084), under their names under Deed of Transfer No. T52323/2015. The full conditions may be inspected at the offices of the Sheriff of the High Court Bellville High at 17 Dell Street, Klipkop, Cape Town. ATTORNEY FOR PLAINTIFF LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000716

Dated at PRETORIA on the 2024-01-16

LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Tel. 0128174843, Fax. 086 697 7980, Ref. SR/WE/IC000716.

**Case No: D6782/2019  
378 DURBAN**

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 VICTOR LOYISO BEBULA, FIRST DEFENDANT and NKOSINGIPHILE FELICITY BEBULA, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 09:00, Sheriff Durban West, No. 32 Melbourne Road, entrance in Banshee Lane Umbilo, Durban**

The Property is situate at:  
A Unit Consisting of:-

(a) Section No. 3 as shown and more fully described on Sectional Plan No. SS 312/1985 in the scheme known as RYDER COURT 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 103 (One Hundred and Three) square metres in extent; and

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

HELD under DEED OF TRANSFER NO. ST 32847/03

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(hereinafter referred to as the Property)

PHYSICAL ADDRESS: 3 RYDER COURT, 638 UMBILO ROAD, UMBILO, DURBAN  
(IN THE ETHEKWINI MAGISTERIAL DISTRICT)  
ZONING

Special Residential (nothing guaranteed)

Improvements: (not guaranteed)

The following information is furnished but not guaranteed:

BLOCK OF FLATS, 1ST FLOOR, BRICK WALLS, WOODEN FLOORS, LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM, SHOWER, TOILET, BALCONY AND FENCED BOUNDARY.

## TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement obtained in the above court.
2. the Rules of the auction and full advertisement are available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-
  - (a) Direction 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 R20 000.00 in cash
  - (d) Registration conditions
4. The office of the Sheriff Durban West will conduct the sale with Auctioneers N Adams.  
Advertising costs at current publication rates and sale costs according to court rules apply.  
The full conditions of sale may be inspected at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban for 15 days prior to the date of sale

Dated at DURBAN ON THE 2023-10-07

S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, BEREA, MUSGRAVE, DURBAN. Tel. (031) 3012812, Fax. 0865779806, Ref. 0014-18.

**Case No: 4930/2023**

**021 782 0136**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape High Court, Cape Town)

**In the matter between: Firststrand Bank Limited, Plaintiff, and Aselmo Mafanga, Defendant**

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

**2024-02-08, 14H00, 174 Tamarisk Street, Delft South, Delft**

In execution of a Judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve price in the sum of R169 400.00 will be held as above mentioned of the undermentioned property of the defendant

Erf 21262 Delf, Situate in the City of Cape Town, Cape Division, Western Cape Province In extent : 93 square metres held by: Deed of Transfer No. T38971/2019 ("property") Also known as: 174 Tamarisk Street, Delft South, Delft, The following information is furnished but not guaranteed: Residential property, Dwelling with tiled roof, brick, plastered walls, consisting of: lounge, kitchen, 2 bedrooms, 1 bathroom/toilet. Vibercrete, burglar bars, safety gates.

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14 (fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6% (six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Bellville North at the address being; 17 Dell Street, Bellville, telephone number 021 945 1852.

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

3.b in accordance with the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileAction?id=99961>);

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Registration conditions



Dated at FISH HOEK on the 2024-01-17

Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Tel. 021 782 0136, Fax. 0866152829, Ref. PM Waters Oosthuizen, Acc. N/A.

**Case No: 2022-5971**

IN THE HIGH COURT OF SOUTH AFRICA

((Gauteng Division) Johannesburg)

**In the matter between: THE BODY CORPORATE OF LETABA FLATS (SS NO. 25/1975), Plaintiff, and  
REGINA, BLUMEARS & OTHERS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 11h00, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall,  
Randburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

CASE NO: 2022-5971

In the matter between: THE BODY CORPORATE OF LETABA FLATS (SS NO. 25/1975) (PLAINTIFF) AND BLUMEARS, REGINA (Identity Number: 801016 0238 08 6) (FIRST DEFENDANT) AND BROOKS, GUSHWELL FIDES (Identity Number: 820814 5219 08 6) (SECOND DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (THIRD DEFENDANT)

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

14th of February 2024, the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, 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 Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Johannesburg on 14th day of February 2024 at 11h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, 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 3 in the scheme known as Letaba Flats with Scheme Number SS25/1975, under Title Deed ST98718/2007, situated Unit 3, Letaba Flats, 76 Queens Avenue, Windsor East, Randburg, City of Johannesburg, Gauteng Province, measuring 99.000 sqm (NINETY-NINE SQUARE METRES).

Held by Deed of Transfer Number ST98718/2007. 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 3, Letaba Flats, 76 Queens Avenue, Windsor East, Randburg, City of Johannesburg, Gauteng Province, measuring 99.000 sqm (NINETY-NINE SQUARE METRES).

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 Kitchen, 2 x Bedroom(s), 2 x Bathroom(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 Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg. The acting Sheriff Randburg South West 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 acting Sheriff Randburg

South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg 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 Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Randburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/MN/LETAB0025

Dated at Johannesburg on the 2024-01-19

DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel. 010 010 8220, Fax. N ENGELBRECHT/ddp/LETAB0003.

**Case No: 2020 - 49399**

IN THE MAGISTRATES COURT FOR

((Gauteng Division) Pretoria)

**In the matter between: SS STOCKS CITY BODY CORPORATE (SS NO: 71/1980), Plaintiff and UKAMTA SECURITY (PTY) LTD & OTHERS, Defendant**

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

**2024-02-13, 10h00, 1281 Stanza Bopape Street, Hatfield, Pretoria**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

GAUTENG LOCAL DIVISION, PRETORIA

Case Number: 2020 - 49399

In the matter between: SS STOCKS CITY BODY CORPORATE (SS NO. 71/1980) (PLAINTIFF) AND UKAMTA SECURITY (PTY) LTD (Reg Number: 2003/008488/07) (FIRST DEFENDANT) CITY OF TSHWANE METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) FIRST RAND BANK LTD (THIRD DEFENDANT) AND SHERIFF PRETORIA SOUTH EAST (FOURTH DEFENDANT)

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

13th day of February 2024, the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria

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 reserve at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria on the 13th day of February 2024 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 52, Door S508 in the scheme known as Stocks City with Scheme Number SS71/1980, under Title Deed ST119476/2007, situated Unit 52, Door S508, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria measuring 81.000 sqm (EIGHTY-ONE SQUARE METRES).

Held by Deed of Transfer Number ST119476/2007. 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 52, Door S508, Stocks City, 180 Steve Biko Street, Sunnyside, Pretoria measuring 81.000 sqm (EIGHTY-ONE SQUARE METRES).

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

1. The purchaser will pay auctioneer's commission subject to 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance subject to a maximum commission of R40 000.00 plus vat if applicable and a minimum of R3 000.00 plus vat.

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria. The Sheriff Pretoria South East will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Pretoria South East, 1281 Stanza Bopape Street, Hatfield, Pretoria 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 Pretoria South East at 1281 Stanza Bopape Street, Hatfield, Pretoria 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: N ENGELBRECHT/MN/STOCKS52.

Dated at Johannesburg on the 2024-01-19.

DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Tel: 010 010 8220. Ref: N ENGELBRECHT/MN/STOCKS52.

**Case No: 14967 OF 2022**

IN THE MAGISTRATES COURT FOR

(THE DISTRICT FOR JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: THE BODY CORPORATE OF BAVITANA SECTIONAL SCHEME, Plaintiff and MANGUZI, YOLANDA NTOMBIZODWA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 11:00, SHERIFF RANDBURG SOUTH WEST, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution to the highest bidder with the reserve price set by Court of R530 000.00, subject to conditions of sale at THE SHERIFF RANDBURG SOUTH WEST. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. SECTION No. 84 BAVITANA as shown and more fully described on Sectional Plan No SS285/2005 in the Scheme known as 84 BAVITANA, AUREOLE STREET, NORTHRIDING EXT 21 held under Deed of Transfer ST47612/2019, being 55 square metres consisting of LOUNGE, KITCHEN, DININGROOM, 2 BEDROOMS, BATHROOM & CARPORT. ZONING:RESIDENTIAL

Dated at ROODEPOORT on the 2024-01-18

OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Tel: 0116752881. Fax: 0116752889. Ref: PHILIP ROOS/EE/MAT40048. Acct: OTTO KRAUSE INC ATTORNEYS

**Case No: 4930/2023**

**021 782 0136**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape High Court, Cape Town)

**In the matter between: Firststrand Bank Limited, Plaintiff and Aselmo Mafanga, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 14H00, 174 Tamarisk Street, Delft South, Delft**

In execution of a Judgment of the High Court of South Africa(Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve price in the sum of R169 400.00 will be held as above mentioned of the undermentioned property of the defendant

Erf 21262, Delf, Situate in the City of Cape Town, Cape Division, Western Cape Province In extent : 93 square metres held by: Deed of Transfer No. T38971/2009 ("property") Also known as: 174 Tamarisk Street, Delft South, Delft ,The following information is furnished but not guaranteed: Residential property, Dwelling with tiled roof, brick, plastered walls, consisting of: lounge, kitchen, 2 bedrooms, 1 bathroom/toilet. Vibercrete, burglar bars, safety gates.

condition of sale:

1. 10% (ten per centum) of the purchase price in cash, EFT payment or bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be furnished within 14(fourteen) days from date of the sale.

2. The Purchasers shall, immediately on demand by the sheriff, pay the sheriffs commission as follows: 6%(six percentum) on the first R100 000.00 of the sale price; and thereafter; 3.5% (three comma five percentum) on R100 001.00 to R400 000.00 of the sale price; and thereafter; 1.5% (one comma five percentum) on the balance of the proceeds of the sale; provided that the minimum amount commission payable shall be R3 000.00 and the maximum R40 000.00 plus vat

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Bellville North at the address being; 17 Dell Street, Bellville, telephone number 021 945 1852.

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

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

3.c FICA- legislation: requirement: proof of ID and residential address

3.d Registration conditions

Dated at FISH HOEK on the 2024-01-17

Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Tel: 021 782 0136. Fax: 0866152829. Ref: PM Waters Oosthuizen. Acct: N/A.

**Case No: 9642/2019**

IN THE MAGISTRATES COURT FOR  
(THE DISTRICT OF TSHWANE CENTRAL HELD AT PRETORIA)

**In the matter between: MOOIKLOOF OWNERS' ASSOCIATION NPC, Plaintiff and MATOOANE FAMILY TRUST (IT808/1998) TLHOLO VICTOR MARIE MATOOANE N.O. (in his capacity as trustee of the Matooane Family Trust IT808/1998) MATSIE INNOCENTIA MATOOANE N.O. (in her capacity as trustee of the Matooane Family Trust IT808/1998), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-13, 10:00, OFFICE OF SHERIFF PRETORIA SOUTH EAST at 1281 STANZA BOPAPE STREET  
(formerly known as Church Street), HATFIELD**

In pursuance of a court order granted by the Magistrate's Court, Tshwane Central, on 15 AUGUST 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Acting Sheriff of the High Court PRETORIA SOUTH EAST, to the highest bidder.

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

PORTION 638 BEING A PORTION OF PORTION 74 OF THE FARM RIETFontein 375, REGISTRATION DIVISION J.R. IN EXTENT: 1.0000H (ONE HECTARE) HELD BY TITLE DEED T107857/1998

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IN FAVOUR OF MOOIKLOOF OWNERS' ASSOCIATION NPC (also known as: 9 OVER THE AIR ROAD, MOOIKLOOF, PRETORIA)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

USE ZONE 19 "UNDETERMINED" (AGRICULTURE, FARM STALL, ONE DWELLING HOUSE)  
IMPROVEMENTS: (Not guaranteed)  
A VACANT STAND / HALF BUILT HOUSE (Not guaranteed) SITUATED INSIDE AN EQUESTRIAN  
ESTATE

Dated at PRETORIA on the 2024-01-19

GRIESEL VAN ZANTEN INC., 38 MINNI STREET, CLYDESDALE, PRETORIA. Tel: 012 343 2407. Ref: H VAN ZANTEN/MM7464.

**Case No: 80627/2017**

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

**In the matter between: SETATI KGOMOTSO ELIZABETH O.B.O MANTATI EMILY MOSIMA, Plaintiff and  
ROAD ACCIDENT FUND, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-06, 12:00, 38 IDA STREET, MENLOPARK, PRETORIA, 0002**

1 Ottoman  
1 Megafone  
5 Fan  
110 Plastic chairs  
1 Portable Airconditioner  
1 Stretcher  
4 Trolley  
42 Speaker  
1 Coffee Table  
5 Easy Chairs  
2 1 Piece Couch  
3 2-Piece Couches  
1 4 Piece couch  
9 Coat Hanger  
6 Room dividers/ wall particians  
70 Table Dividers  
3 Cement Garden Table  
2 Cement Garden Benches  
3 Credenza  
1 TV  
2 First aid boxes  
1 Generators small  
2 Garden chairs (concrete)  
2 Round Tables  
1 Overhead Projector  
2 Paper Shredder  
10 Microwave Oven  
10 Bar Fridge  
1 Fridge  
6 Leather chairs (Conference)  
2 Conference Tables small  
50 Shelves (sorters)  
100 Office Chairs



50 Chairs  
30 Cabinets 3 drawers  
40 Cabinets 4 drawers  
15 Display cabinets  
12 Lockers  
70 Desks - brown  
15 White tables  
4 White board  
1 Stepladder  
1 Water fountain  
3 Garden pots with plants  
8 Garden chairs (steel)  
5 Ashtrays (steel)

Dated at PRETORIA on the 2024-01-11

MABASA SK ATTORNEYS INC., 232 BRONKHORST, OPTIPLAN HOUSE, SUITE 105, NUIEW MUCKLENEUK.  
Tel: 012 012 5545. Fax: 012 012 5545. Ref: MABASA SK/04/18/RAF.

**Case No: 10623/20**  
**Docex 111, Johannesburg**

IN THE MAGISTRATES COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

**In the matter between: Body Corporate of The Paddocks, Plaintiff and Gonyane, Mesuli Andile (ID. 801013 5718 089), First Defendant and Xaba, Lungile Innocentia (ID. 790612 0858 080), Second Defendant,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11:00, Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 6th day of February 2024 at 11:00 by the Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, to the highest bidder.

A unit consisting of:

1. (a) Unit number 221 (Door no 221) as shown and more fully described on Sectional Plan No SS.160/2013 in the scheme known as The Paddocks in respect of land and building or buildings situate at Fourways Ext 59, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 57 (fifty seven) square metres in extent, held under deed of transfer number ST.22354/2013.

Zoned: Residential, situated at Unit 221 (Door no 221) The Paddocks, 34 Broadacres Drive, Fourways Ext 59.

The following information as supplied, pertaining to alterations is not warranted as correct: Two bedrooms, bathroom, kitchen, lounge.

Terms and conditions:

Terms:

10% (ten percent) of the purchase price in cash on the day of the sale and the balance against registration to be secured within 14 (fourteen) days from date of sale by means of a bank or building society guarantee.

Conditions:

Auction costs payable on day of sale, calculated as follows:

a) 6% (six percent) on the first R100 000.00, 3,5% on R 100 001.00 to R 400 000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00, which commission shall be paid by the purchaser.

b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House.

Dated at Randburg ON THE 2023-12-13

Sutherland Kruger Inc, c/o Bouwer & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel : 0861 000 795. Fax : 086 684 8141. Ref : Z18955/C Sutherland/sm.

**Case No: 24857/21**

**Docex 111, Johannesburg**

IN THE MAGISTRATES COURT FOR

(The Magisterial District of Johannesburg North held at Randburg)

**In the matter between: Body Corporate of Stone Crest, Plaintiff AND Nkolele, Javulani Mfambi (ID. 790118 5618 081), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-06, 11:00, Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House.**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 6th day of February 2024 at 11:00 by the Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, to the highest bidder.

A unit consisting of:

1. (a) Unit number 14 (Door no 14) as shown and more fully described on Sectional Plan No SS.1212/2006 in the scheme known as Stone Crest in respect of land and building or buildings situate at Kengies Ext 20, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 70 (seventy) square metres in extent, held under deed of transfer number ST.39671/2011.

Zoned: Residential, situated at Unit 14 (Door no 14) Stone Crest, 19 Frederick Road, Kengies Ext 20.

The following information as supplied, pertaining to alterations is not warranted as correct: Two bedrooms, bathroom, diningroom, kitchen, carport.

Terms and conditions:

Terms:

10% (ten percent) of the purchase price in cash on the day of the sale and the balance against registration to be secured within 14 (fourteen) days from date of sale by means of a bank or building society guarantee.

Conditions:

Auction costs payable on day of sale, calculated as follows:

a) 6% (six percent) on the first R100 000.00, 3.5% on R 100 001.00 to R 400 000.00 and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 in total and a minimum of R 3 000.00, which commission shall be paid by the purchaser.

b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House.

Dated at Randburg on the 2024-12-13

Sutherland Kruger Inc., c/o Bouwer & Olivier Inc, Unit A, 388 Surrey Avenue, Ferndale, Randburg. Tel: 0861 000 795. Fax: 086 684 8141. Ref: Z19808/C Sutherland/sm.

**Case No: 15247/2018**

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and LUSANDA MNABISA, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-16, 12:00, SHERIFF'S AUCTION ROOM, 21 HIBERNIA STREET, OFFICE 9. GEORGE**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold in execution subject to reserve price of R80,000.00 by PUBLIC AUCTION

held at SHERIFF'S AUCTION ROOM, 21 HIBERNIA STREET, OFFICE 9, GEORGE, to the highest bidder on 16 FEBRUARY 2024 at 12:00:

ERF 925 TYOLORA, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

In Extent: 240 square metres

Title Deed No. T29926/2014

Street address: 925 SITSHETSHE CLOSE, THEMBALETHU, GEORGE

Magisterial district: GEORGE

CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R80,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of THE SHERIFF GEORGE, 21 HIBERNIA STREET, GEORGE and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed:

The property consisting of: 2 BEDROOMS, KITCHEN, DINING ROOM, BATHROOM, FULLY FENCED.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: <http://www.info.gov.za/view/Download/FileAction?id=99961>

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

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

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions.

Dated at TYGERVALLEY ON THE 2024-01-15

STBB, 2ND FLOOR, 5 HIGH STREET, ROSENPARK, TYGERVALLEY, BELLVILLE. Tel: 021-943 3800. Fax: mirandap@stbb.co.za. Ref: AW/mp/ZB009442.

**Case No: MP932/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(FOR THE REGIONAL DIVISION OF THE WESTERN CAPE HELD AT MITCHELLS PLAIN)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and RAOUL HUGH MUARRAY, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 10:00, SHERIFF OFFICE MITCHELLS PLAIN SOUTH, 48 CHURCH WAY, STRANDFONTEIN**

IN TERMS of a judgment granted by the Regional Court for the Regional Division of the Western Cape, held at Mitchell's Plain, the undermentioned property will be sold in execution subject to a reserve price of R350,000.00 by PUBLIC AUCTION held at SHERIFF'S OFFICE MITCHELL'S PLAIN SOUTH, 48 CHURCH WAY, STRANDFONTEIN, to the highest bidder on 14 FEBRUARY 2024 at 10:00:

ERF 29059 MITCHELL'S PLAIN, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

In Extent: 149 square metres

Title Deed No. T73523/2012

Street address: 8 GULLEY CRESCENT, EASTRIDGE, MITCHELL'S PLAIN

Magisterial district: MITCHELL'S PLAIN

CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R350,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff immediately before the sale and will lie for inspection at the offices of THE SHERIFF, MITCHELL'S PLAIN SOUTH, 48 CHURCH WAY STRANDFONTEIN and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

(2) The following information is furnished but not guaranteed:

SEMI DETACHED BRICK AND MORTAR DWELLING COVERED UNDER A ZINC ROOF, FLOORS ARE TILED, CONSISTING OF 2 BEDROOMS, KITCHEN, LOUNGE, 1 BATHROOM, 1 TOILET, GARAGE. BOUNDARY IS FENCED WITH A BRICK WALL.

(3) The Purchaser shall on completion of the sale, pay a deposit of 10% of the purchase price immediately on demand by the sheriff, in cash or by bank guaranteed cheque or per electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the balance of the purchase price against registration of transfer of the property into the name of the purchaser, which payment shall be secured by an approved bank guarantee within 21 (twenty one) days of the date of sale.

(4) The Purchaser shall pay the Sheriff's commission on the day of sale, on the tariff set out in the conditions of sale.

(5) This sale shall take place in accordance with the Consumer Protection Act 68 of 2008, as amended: <http://www.info.gov.za/view/Download/FileAction?id=99961>

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

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

7.1 In accordance with the Directive of the Consumer Protection Act 68 of 2008;

7.2 FICA-legislation requirements: proof of ID and residential address;

7.3 Payment of a registration Fee of R15,000.00 in cash (refundable);

7.4 Registration conditions.

STBB, 2ND FLOOR, 5 HIGH STREET, ROSENPARK, TYGERVALLEY, BELLVILLE. Tel: 021-943 3800. Fax: mirandap@stbb.co.za Ref: AW/mp/ZB010482

Case No: 2023/9441

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

**In the matter between: EAGLE DAWN BODY CORPORATE (Scheme Number: SS 365/2007) Judgment Creditor and Jacqueline Lekhoane (ID: 760119 0500 08 0) - First Judgment Debtor, Badirileng Lekhoane (ID: 920906 0259 08 0) - Second Judgment Debtor, ABSA HOME LOANS GUARANTEE CO RF PTY LTD - Third Judgment Debtor and THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Fourth Judgment Debtor.**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-02, 10:00, Sheriff Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 19 July 2022, 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 ROODEPOORT NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724 on the 02 February 2024 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 65, in the sectional title scheme known as EAGLE DAWN, with scheme number SS: 365/2007, held by the Execution Debtor under Sectional Title Deed ST46836/2017, which is better known as UNIT 65 EAGLE DAWN BODY CORPORATE, 1389 ZEISS ROAD, LAZERPARK EXT 1, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 63 (SIXTY THREE) 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 ST46836/2017.

THE PROPERTY IS ALSO KNOWN AS: UNIT 65 EAGLE DAWN BODY CORPORATE, 1389 ZEISS ROAD, LAZERPARK EXT 1.

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

The property consists of: Two (2) Bedrooms, Two (2) Bathrooms, One (1) TV-Livingroom, One (1) Lounge, One (1) Carport, Fencing: Brick, Outer Wall Finishing: Facebrick, Roof Finishing: Tiles, Inner Floor Finishing: Tiles..

#### 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 ROODEPOORT NORTH, 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 ROODEPOORT NORTH 182 PROGRESS ROAD LINDHAVEN ROODEPOORT 1724.

Dated at Roodepoort on the 2023-12-01

Schuler Heerschop Pienaar Attorneys,. Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: EAG1/0044.

**Case No: 2022/020699**

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

**In the matter between: STRATHYRE BODY CORPORATE (Scheme Number: SS 509/1990, Judgment Creditor and MCDONALD ANDREW ROBERT (ID: 770205 5040 08 7), First Judgment Debtor, City of Johannesburg Metropolitan Municipality - Second Judgment Debtor, and Standardbank of South Africa Ltd - Third Judgment Debtor**

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

**2024-02-14, 11:00, Sheriff Randburg South West, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg.**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 17 February 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 RANDBURG SOUTH WEST, 410 JAN SMUTS AVE, CRAIGHALL PARK, RANDBURG 2196 on the 14 February 2024 at 11H00 or as soon as reasonably possible thereafter.

#### THE PROPERTY:

UNIT 26 DOOR 15, in the sectional title scheme known as STRATHYRE, with scheme number SS NO: 509/1990, held by the Execution Debtor under Sectional Title Deed ST97215/2002, which is better known as UNIT 269, door 15, STRATHYRE BODY CORPORATE, 359 Main Avenue, Ferndale, Randburg in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 87 (EIGHTY SEVEN) 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 ST97215/2002.

THE PROPERTY IS ALSO KNOWN AS: UNIT 26, door 15, STRATHYRE BODY CORPORATE, 359 Main Avenue, Ferndale, Randburg.

The following information is furnished regarding the improvements to the property, though in this regard 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 RANDBURG SOUTH WEST, 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 RANDBURG SOUTH WEST 410 JAN SMUTS AVE CRAIGHALL PARK RANDBURG 2196.

Dated at Roodepoort on the 2023-12-11

Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Tel: 011 763 3050. Fax: 011 760 4767. Ref: STR1/0004.

**Case No: 2020\14275**

**DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff, and GEORGE SEUTLOALI KHATI N.O. In his capacity as duly appointed executor In terms of Section 13 and 14 of the Administration of Estate Act, No 66 of 1965 (as amended) in the deceased, First Defendant and KHATI, GEORGE SEUTLOALI, DEFENDANT, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-11-10, 09:30, 182 Leeuwooport Street Boksburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 17 JUNE 2021 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of BOKSBURG on 09 FEBRUARY 2024 at 09h30 at 182 LEEUWPOORT STREET BOKSBURG, to the highest bidder, subject to a reserve price of R360 000.00;

CERTAIN: ERF 7608 VOSLOORUS EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG; MEASURING: 282 (TWO HUNDRED AND EIGHTY TWO) SQUARE METRES

HELD: Under Deed of Transfer CERTIFICATE OF REGISTERED GRANT OF LEASEHOLD TL15037/1989 AND HELD BY DEED OF TRANSFER NO T21491/1997; SITUATE AT: 7608 KHOKHONOKA STREET VOSLOORUS EXT 9, BOKSBURG;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 7608 KHOKHONOKA STREET, VOSLOORUS EXT 9, BOKSBURG, consists of: 1x Lounge, 1x Dining, 1x Kitchen, 2 x Bedroom, 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 BOKSBURG, 182 LEEUWPOORT STREET BOKSBURG . The SHERIFF BOKSBURG will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R2 000.00 in cash. D) Registration conditions of the Consumer Protection Act 68 of 2008. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF BOKSBURG, 182 LEEUWPOORT STREET BOKSBURG , during normal office hours Monday to Friday, Tel: 011 917 9923/4, 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: AS/MP/LT/MAT36445).

Dated at JOHANNESBURG on the 2024-01-15

Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg  
Tel. 011-646 0006, Fax. 011 646 0016, Ref. MAT36445/AS/MP.

**Case No: 2018/12698**

**DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff, and Bongani Percy Mabaso, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-08, 10:00, 5 Anemoon Street, Glen Marais, Ext.1**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 08 AUGUST 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 KEMPTON PARK & TEMBISA on 08 FEBRUARY 2024 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS, GLEN MARAIS, EXT 1, to the highest bidder with a reserve price of R300 000.00.

CERTAIN: ERF 1823, CLAYVILLE EXTENSION 26 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG; MEASURING: 312 (THREE HUNDRED AND TWELVE) SQUARE METRES;

HELD: Under Deed of Transfer T48834/2010;

SITUATE AT: 1823 FLOURSPAN LANE, CLAYVILLE EXTENSION 26, OLIFANTSFONTEIN

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 1823 FLOURSPAN LANE, CLAYVILLE EXTENSION 26, OLIFANTSFONTEIN consists of: TV/Living Room, Kitchen, 2 x Bedrooms, Bathroom and 4 x Outside Rooms (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 KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1. The SHERIFF KEMPTON PARK & TEMBISA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, during normal office hours Monday to Friday, Tel: 011 394 9182, 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/MAT30778).

Dated at JOHANNESBURG on the 2023-12-11

Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg.Tel. 011-646 0006, Fax. 011 646 0016, Ref. JE/mm/MAT30778.

**Case No: 2020/27954  
DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, 1st Plaintiff, Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Cuthbert Lifasi, Malajila, 1st Defendant, Beauty Sithembile, Ziruvi, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, 5 Anemoon Street, Glen Marais, Ext. 1**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 25 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 KEMPTON PARK / TEMBISA on 08 FEBRUARY 2024 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS, EXT. 1, to the highest bidder with a reserve price of R900 000.00.

CERTAIN: SECTION NO. 22 as shown and more fully described on Sectional Plan no. SS557/2018 in the scheme known as VILLA RUS in respect of the land and building or buildings situate at TERENURE EXT 36 TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 136 (One Hundred and Thirty six) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST74591/2018;

SITUATE AT: UNIT 22, VILLA RUS, RUSTIG AVENUE WEST, TERENURE EXTENSION 36, KEMPTON PARK

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 22, VILLA RUS, RUSTIG AVENUE WEST, TERENURE EXTENSION 36, KEMPTON PARK consists of: Entrance Hall, Lounge, Dining Room, Kitchen, Scullery, 3 x Bedrooms and 2 x Bathrooms OUTBUILDING: Carport (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the 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 KEMPTON PARK / TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1. The SHERIFF KEMPTON PARK / TEMBISA will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF KEMPTON PARK / TEMBISA, 5 ANEMOON STREET, GLEN MARAIS EXT 1, during normal office hours Monday to Friday, Tel: 011 394 9182, 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/MAT36983).

Dated at JOHANNESBURG on the 2023-12-11

J Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Tel. 011-646 0006, Fax. 011 646 0016, Ref. JE/mm/MAT36983.

Case No: 21925/2019

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and DELEVEX 876 CC  
REGISTRATION NO: 2008/048097/23, 1st Defendant AMOS SANDILE KHUMALO, ID: 670218 5753 08 9, 2nd  
Defendant in his capacity as surety for DELEVEX 876 CC, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-15, 10:00, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1,  
JOHANNESBURG**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 20 April 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, JOHANNESBURG NORTH, on the 15 February 2024 at 10:00 at the Sheriff's office, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, UNIT B1, JOHANNESBURG, subject to a reserve price of R366 228.38: CERTAIN: (1) A unit consisting of: (a) Section No. 147 as shown and more fully described on Sectional Plan no. SS276/1996, in the scheme known as WEST SIDE RIDGE in respect of the land and building or buildings situate at WESTDENE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan is 60 (SIXTY) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. T43550/08 also known as UNIT 147, WESTSIDE RIDGE, KOREA ROAD, WESTDENE, 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 LOUNGE 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 JOHANNESBURG NORTH at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. The Sheriff JOHANNESBURG NORTH, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.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 JOHANNESBURG NORTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK on the 2023-12-11

JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Tel. 011 966 7600, Fax. 087 231 6117, Ref. PJ JOUBERT/SL/S12086.

Case No: KZN/DBN/RC3144/2021

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

**In the matter between: BODY CORPORATE OF GILROC, Plaintiff, and NONDZONDELELO PATIENCE  
KALIPA, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, THE SHERIFF DURBAN COASTAL'S OFFICE, 4 ARBUCKLE, WINDERMERE,  
MORNINGSIDE, DURBAN**

The following property will be sold in execution on THURSDAY the 08TH day of FEBRUARY 2024 at 10H00am at THE OFFICE OF THE SHERIFF DURBAN COASTAL, 4 ARBUCKLE, WINDERMERE, MORNINGSIDE, DURBAN to the highest bidder without reserve, namely: UNIT 58 (DOOR NO.73) GILROC, 34 GILLESPIE STREET, DURBAN KWAZULU-NATAL, the description whereof is:

a) SECTION NO.58 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS 53/1985, IN THE SCHEME KNOWN AS GILROC IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE ETHEKWENI MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 55 (FIFTY-FIVE) SQUARE METRES IN EXTENT, and

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

HELD BY DEED OF TRANSFER NO. ST 15502/2015, SUBJECT TO THE CONDITIONS CONTAINED THEREIN

IMPROVEMENTS: SINGLE STORY FLAT WITH BRICK WALLS UNDER CONCRETE ROOF CONSISTING OF 1 X KITCHEN WITH BIC - VINYL FLOOR MAT, 1 X LOUNGE - TILED, 1 X BEDROOM WITH BIC - TILED, 1 X FULL BATHROOM - VINYL FLOOR MAT.

THE PROPERTY IS ZONED: General residential (nothing guaranteed).

The purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or via EFT on the day of the sale and the balance against transfer which shall be secured by a Bank or 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 hereunder. Should the purchaser received possession of the property; the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. 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. 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 for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban. 3.) Registration as a buyer is a pre-requisite subject to specific conditions, inter alia (registrations will close at 09:50am STRICTLY): a) In accordance to the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>). b) Fica - legislation: Requirement proof of ID and residential address and other - List of FICA requirements available at Sheriff's office (under legal The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban 15 days prior to the date of sale. 4.) The office of the Sheriff Durban Coastal will conduct the sale with auctioneer G.S NDLOVU and/or SD NAICKER NXUMALO or his deputy Mrs S RAGHOO. 5.) Payment of a registration Fee of R15 000.00 in cash ONLY 6.) Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at KLOOF on the 2024-01-09

Geyser Du Toit Louw & Kitching Incorporated, Manor House, Braehead Office Park, 1 Old Main Road, Kloof. Tel. (031)7020331, Fax. (031)7020010, Ref. JAK/LN/G009J.

**Case No: 2678/2017**

IN THE MAGISTRATES COURT FOR

(THE REGIONAL DIVISION OF TSHWANE CENTRAL HELD AT PRETORIA)

**In the matter between: TACORA INVESTMENTS (PTY) LIMITED, Plaintiff, and MAKGWALE SOPHIE SITOE and JAN SITOE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-08, 10:00, Azania Building, corner Iscor Avenue and Iron Terrace West Park**

WHEREAS the undermentioned immovable property was declared to be specially executable on 5 June 2023 in execution of a judgment of the Pretoria Regional Magistrate's Court of 12 February 2018;

AND WHEREAS the immovable property was laid under judicial attachment by the Sheriff on the 15TH day of September 2023 you are hereby notified that it will be sold in execution at Azania Building, corner Iscor Avenue and Iron Terrace West Park on 8 February 2024 at 10h00.

Short description of property and its situation:

Remaining Extent of Erf 244 Claremont Township, Registration Division JR, Province of Gauteng held under title deed number: T42802/2008 and measuring 887 square meters situated at 405 Bezuidenhout Street, Claremont, Pretoria.



You are hereby notified that the Court set the reserve price at R660 000.00 on 5 June 2023.

Dated at JOHANNESBURG on the 2024-01-17

SIM ATTORNEYS INC., 3 DUDLEY ROAD, PARKWOOD UPPER, JOHANNESBURG. Tel. 0118804075, Ref. LS/vj/Masimo.

**Case No: 60803/2022**

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

**In the matter between: Firststrand Bank Limited, Applicant and Hlobisile Correcta Nhlapo, ID: 8404230273084, 1st Respondent**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2024-02-09, 09:30, Sheriff Boksburg at 182 Leeuwpoot 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 Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R239 773.38 to the highest bidder, will be held by the SHERIFF BOKSBURG at SHERIFF'S OFFICE at 182 LEEUWPOORT STREET, BOKSBURG on 09 February 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 170 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS146/2007 IN THE SCHEME KNOWN AS MALACHITE MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VANDYK PARK TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 83 SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SECTIONAL PLAN; HELD BY DEED OF TRANSFER NO ST 47953/2017; SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Situated: Section 170 Malachite Mews, Cotton Tree Street, Vandykpark, Boksburg  
Zoned: RESIDENTIAL

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

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the SHERIFF 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 on the 2023-12-12

RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Tel. 012 362 8990, Ref. MAT17493/MRS R THERON/LVDW.

**Case No: 980/2017**

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

**In the matter between: Firstrand Bank Limited, Applicant and Phillip Sithole, ID No: 8507055735084,  
Respondent**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 09:00, Sheriff's Office at 99 Jcaranda Street, West Acres, Mbombela**

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R370 000.00 to the highest bidder, will be held by the SHERIFF'S OFFICE AT 99 JACARANDA STREET, WEST ACRES, MBOMBELA on 14 February 2024 at 09:00AM 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:

PORTION 171 OF ERF 1 KARINO TOWNSHIP; REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA; MEASURING: 253 SQUARE METRES; HELD BY DEED OF TRANSFER NO: T8121/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE EMPILWENI KARINO OWNERS ASSOCIATION (A VOLUNTARY ASSOCIATION)

Situated: 171 Sweetpea Street, Karino, Nelspruit  
Zoned: RESIDENTIAL

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

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the SHERIFF'S OFFICE AT 99 JACARANDA STREET, WEST ACRES, MBOMBELA. The office of the will conduct the sale.

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

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

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

(c) Payment of a refundable registration fee in the amount of 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 SHERIFF'S OFFICE AT 99 JACARANDA STREET, WEST ACRES, MBOMBELA.

Dated at PRETORIA on the 2023-12-12

RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria, Tel. 012 362 8990, Ref. MAT17409 R VAN DEN BURG LVDW.

**Case No: 773/2022**

**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 Sibongile Zulu, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder subject to a reserve price of R420 000.00 and will be held on 13 February 2024 at 10H00 at 139 Bayers Naude Drive, Franklin Roosevelt Park of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Bayers Naude Drive, Franklin Roosevelt Park, prior to the sale.

A Unit Consisting Of:

Section No. 35 as shown and more fully described on Sectional Plan No. SS85/1998 in the scheme known as Ormonde Gardens in respect of the land and building or buildings situate at Ormonde Gardens Extension 26 Township, Local Authority: City Of Johannesburg Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 72 (Seventy Two) 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. ST10219/2011

situated at Door 35 Ormonde Gardens, 40 Dorado Road, Ormonde Extension 26.

Situated in the Magisterial District of Johannesburg West.

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

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

Outside Buildings: Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg on the 2023-11-14

HP Ndlovu Inc. C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Tel. 0118741800. Fax. 0866781356. Ref. MAT3826\IM. Acc. HP Ndlovu Inc, Boksburg.

**Case No: 16486/2023**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: NEDBANK LIMITED, Plaintiff, and WINDVOEL JABU SIBANYONI - ID NO: 690615 5722 087, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as with a reserve price of R175 000.00 will be held BY THE SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD, PRETORIA on 13 FEBRUARY 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 BY THE SHERIFF PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD, PRETORIA.

BEING:

(1) A Unit consisting of -

(a) SECTION NO. 118 as shown and more fully described on Sectional Title Plan No. SS61/1980 in the scheme known as MUCKLENEUK LANTERNS in respect of land and building/buildings situate at REMAINING EXTENT OF ERF 763 MUCKLENEUK TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 58 (FIFTY EIGHT) 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 number ST120936/2006, specially executable

PHYSICAL ADDRESS: UNIT NO 118 (DOOR NUMBER 417), BLOCK B, 118 MUCKLENEUK LANTERNS, 188 BOURKE STREET, MUCKLENEUK, PRETORIA

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

1 X BEDROOMS, 1 X BATHROOMS, 1 X KITCHEN, 1 X OPEN PLAN LIVING ROOM 1 X OPEN PARKING

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 on the 2024-01-08

Delberg Attorneys., Delberg Attorneys : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel. (012) 361 5001, Fax. (012) 361 6311, Ref. VIJAYTA RANA/ sn / NHL0019.

Case No: 2023-033108

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 Zandile Yvonne Phakathi, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-09, 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 R400 000.00 and will be held on 9 February 2024 at 09H30 at 182 Leeuwpoot Street, Boksburg of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Leeuwpoot Street, Boksburg, prior to the sale.

A Unit Consisting Of:

Section No. 58 as shown and more fully described on Sectional Plan No. SS97/1994 in the scheme known as Smithfields II in respect of the land and building or buildings situate at Boksburg West Extension 2 Township, Local Authority: City Of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 69 (SIXTY NINE) 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. ST9233/2015

An exclusive use area described as Parking Bay P35, measuring 13 (Thirteen) square metres being as such part of the common property, comprising the land and the scheme known as Smithfields II in respect of the land and building or buildings situate at Boksburg West Extension 2 Township, Local Authority: City Of Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS97/1994 held under Notarial Deed of Cession No. SK409/2004S and subject to such conditions as set out in the aforesaid Notarial Deed of Cession.

situated at Door 158 Smithfields II, 74 Rietfontein Road, Boksburg, Johannesburg.

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, 2 Bathrooms.

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg on the 2023-12-01

HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel. 0118741800. Fax. 0866781356. Ref. MAT5042\BJ\LC.

**Case No: 2023-036879**

**PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor, Plaintiff, and Kaylesh Rajeeogopal Pakiry, 1st Judgement Debtor and Shaista Naran Kara, 2nd Judgement Debtor, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg West to the highest bidder subject to a reserve price of R1 050 000.00 and will be held at 139 Bayers Naude Drive, Franklin Roosevelt Park on 13 February 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Bayers Naude Drive, Franklin Roosevelt Park, prior to the sale.

Certain:

Erf 713 MondeorTownship, Registration Division I.R., Province of Gauteng, being 167 Boswell Street, Mondeor, Johannesburg.

Measuring: 1292 (One Thousand Two Hundred and Ninety Two) Square Metres

Held under Deed of Transfer No. T45516/2014

Situated in the Magisterial District of Johannesburg West.



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

Main Building: Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, 5 Bedrooms, 4 Bathrooms, Balcony, Covered Patio.

Outside Buildings: Garage, Staff Quarters, Staff Bathroom, Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg on the 2023-11-20

HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel. 0118741800. Fax. 0866781356. Ref. MAT1765/LMLC, Acc. HP Ndlovu Inc, Boksburg.

**Case No: 2022-2130**

**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 Velaphi Christopher Mosia, First Execution Debtor and Duduzile Mary Mosia, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 24 NOVEMBER 2022 in terms of which the below property will be sold in execution by the Sheriff KEMPTON PARK/TEMBISA on 08 FEBRUARY 2024 at 10:00 at 5 ANEMOON STREET, GLEN MARAIS EXT 1 to the highest bidder subject to the reserve of R1 830 000.00.

ERF 1095 GLEN ERASMIA EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 568 (FIVE HUNDRED AND SIXTY-EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T162150/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE GLENEAGLES ESTATE HOMEOWNERS ASSOCIATION (NR.2006/008247/08)

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

Main Building: 4 bedrooms, 3 bathrooms, TV/Living room, dining room, lounge, study, kitchen, garage and swimming pool - WHICH CANNOT BE GUARANTEED. The property is situated at: 9 EMERALD WOOD DOVE GOLDEN SUN CRESCENT, GLENEAGLES ESTATE, GLEN ERASMIA EXT 21, KEMPTON PARK and falling within the Magisterial District of EKURHULENI NORTH.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (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 R400 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1.

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

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

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

3. Payment of a Registration Fee as required by the Sheriff.

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff KEMPTON PARK/TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXT 1 during normal office hours from Monday to Friday.

Dated at Johannesburg on the 2023-11-27

Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel. 011-292-5777, Fax. 011-2925775, Ref. M PALM/JD/MAT27637, Acc. The Citizen.

**Case No: 2020/3964**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Applicant and ZUNGU PHAKAMILE PRECIOUS NOKWAZI, Respondent**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 11:00, SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26th of July 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 CENTURION WEST on MONDAY the 5th day of FEBRUARY 2024 at 11:00 at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION with a reserve price of R1,900,000.00:

CERTAIN:

ERF 2551 KOSMOSDAL EXTENSION 13 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE, MEASURING 850 SQUARE METRES HELD BY DEED OF TRANSFER ABOUT TO BE REGISTERED T42031/2007, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 6834 (2551) PIMPINELA CRESCENT, VALLEY VIEW ESTATE, EXTENSION 13, KOSMOSDAL, CENTURION and consist of Entrance Hall, 3 Bedrooms; 2 Bathrooms, Lounge, Family Room, Dining Room, 1 Study, Kitchen, Scullery, 2 Showers, 2 Water Closets, 1 Dressing Room, 2 Out garages, 1 Patio, 1 Servants Room with Bathroom and toilet (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 CENTURION WEST situated at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION 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 on the 2024-01-08

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown.Tel. 011 482 5652. Fax. 011 482 5653. Ref. R.NEL/PM/89877.

Case No: 2109/2020

13 Rivonia

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-14, 11:00, 1st Floor, Unit 7 Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, Johannesburg, Gauteng**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R676,995.00 will be held by the offices of the Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on Wednesday the 14th day of February 2023 at 11h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** A Unit consisting of: Section No. 134 as shown and more fully described on Sectional Plan No SS192/2017, in the scheme known as AMSTERDAM in respect of the land and building or buildings situate at OLIVEDALE EXTENSION 47 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 100 (Hundred) square metres 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. ST49639/2017 and situate at UNIT 134 AMSTERDAM, CORNER JACARANDA & AMSTERDAM ROAD, OLIVEDALE, RANDBURG, GAUTENG in the Magisterial District of Johannesburg North **IMPROVEMENTS:** The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: **SIMPLEX CONSTRUCTED OF BRICK WALLS AND METAL ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, BALCONY OUTBUILDINGS: NONE PROPERTY ZONIED: RESIDENTIAL** (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The office of the Sheriff for RANDBURG SOUTH WEST will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg South West at 1ST Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, 24 hours prior to the auction. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All prospective bidders will be required to: 4.1 Register with the Sheriff prior to commencement of the auction at 14h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA on the 2023-12-07

Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel. 0118076046, Fax. 0866143218, Ref. AD/S56196.

Case No: 2021/50509

DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Buhle Mbali Mokoena, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-09, 10:00, 10 Liebenberg Street, Roodepoort**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 06 JUNE 2022 and 29 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff

ROODEPOORT SOUTH on 09 FEBRUARY 2024 at 10:00 at 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder, subject to a reserve price of R200 000.00.

A Unit consisting of - (a) Section No. 71 as shown and more fully described on Sectional Plan No. SS42/2018 in the scheme known as VALLEY VIEWS in respect of the land and building or buildings situated at FLEURHOF EXTENSION 20 TOWNSHIP, Local Municipality: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 39 (THIRTY 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 ST18135/2019 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:

2 bedrooms, 1 bathroom, 1 kitchen and 1 lounge - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 71 VALLEY VIEWS, ZAMBEZI DRIVE, FLEURHOF

EXT 20, ROODEPOORT and falling within the Magisterial District of JOHANNESBURG WEST.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg on the 2023-12-12

Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel. 011-292-5777, Fax. 011-2925775, Ref. M PALM/JD/MAT31440, Acc. The Citizen.

**Case No: 2023-017354**

**DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor, and EUGENE MOODLEY, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-02-14, 09:00, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 14 August 2023 in terms of which the below property will be sold in execution by the Sheriff PALM RIDGE on 14 FEBRUARY 2024 at 9H00 at SHERIFF'S OFFICE PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH to the highest bidder with a court reserve of R550 000.00. A unit consisting of: (a) Section No. 20 as shown and more fully described on Sectional Plan Number SS92/2008, in the scheme known as ROCK RIDGE in respect of the land and building or buildings situated at MEYERSDAL EXTENSION 12 township, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 92 (NINETY-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 ST16243/2021 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: And ground floor unit in a complex consisting of open plan lounge / dining room, 1 kitchen, 2 bedrooms, 2 bathrooms, 2 showers and 2 toilets. WHICH CANNOT BE GUARANTEED. The property is situated at: 20 ROCK RIDGE, 17 PHILIP ENGELBRECHT DRIVE, MEYERSDAL EXTENSION 12. In the magisterial District of EKURHULENI 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 PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. 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 buyer's card. 3. The rules of the auction and conditions of the sale may be inspected at SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction. 4. The auction will be conducted by the Sheriff Mr Ian Burton, of his Deputy. 5. 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. 6. 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. 7. 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. 8. 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.

Dated at Johannesburg on the 2023-11-24

Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel. (011) 292-5777, Fax. (011) 292-5775, Ref. N GAMBUSHE/fp/MAT31572, Acc. Citizen.

**Case No: 40716/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and THOLANG MOLEFE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, THE OFFICES OF THE SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, will be held by THE OFFICES OF THE SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on 13 FEBRUARY 2024 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of THE OFFICES OF THE SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

CERTAIN:

A unit consisting of -

a) Section No. 81 as shown and more fully described on Sectional Plan No. SS188/2015 in the scheme known as ORMONDE VIEW ESTATE NORTH VILLAGE in respect of the land and building or buildings situated at 81 ORMONDE VIEW ESTATE NORTH VILLAGE AEROTON EXTENSION 34 TOWNSHIP, Local Authority: CITY OF JOBURG of which section the floor area, according to the said Sectional Plan is 50 (FIFTY) square metres in extent;

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



Held under Deed of Transfer ST49246/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF ORMONDE VIEW ESTATES HOMEOWNERS ASSOCIATION, NPC REGISTRATION NUMBER 2009/001679/08 SITUATED AT DOOR 81 ORMONDE VIEW ESTATE NORTH VILLAGE, LOCKHEED ROAD, AEROTON EXT 34, JOHANNESBURG.

IMPROVEMENTS: (not guaranteed) - SECTIONAL TITLE UNIT with 2 BEDROOMS, 1 BATHROOM, 1 KITCHEN and 1 LIVING ROOM.

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

4. The rules of this auction will be available at least 24 hours before the auction at THE OFFICES OF THE SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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

6. The Sheriff JOHANNESBURG WEST being Mr INDRAN ADIMOOLUM will conduct the sale.

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

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

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

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

c) Payment of a Refundable Registration Fee of R30 000.00 by EFT that must reflect in the Sheriff's account prior to the sale. Registrations for the sale will open the day before the sale, from 09h30 - 13h00 and will close at 09h30 on the day of the sale.

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

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

Dated at Johannesburg on the 2024-01-03

Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel. 011 615 8591, Fax. WR/LS/N03534/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za), Ref. Enderstein Malumbete Inc.

**Case No: 2021/22596**

**172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff, and DESMOND MUSA MAYISELA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-07, 08:00, SHERIFF LENASIA, NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING)**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of April 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 LENASIA on WEDNESDAY the 7TH day of FEBRUARY 2024 at 08:00 at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) to the highest bidder with a reserve price of R409 479.43.

CERTAIN: ERF 4320 LEHAE EXTENSION 1 TOWNSHIP;  
REGISTRATION DIVISION I.Q, THE PROVINCE OF GAUTENG;  
IN EXTENT: 334 (THREE HUNDRED AND THIRTY FOUR) Square Metres  
HELD BY DEED OF TRANSFER NUMBER T44455/2017  
SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

ZONING: Special Residential (not guaranteed)

The property is situated at 45 SKUNK STREET, LEHAE EXTENSION 1, JOHANNESBURG, GAUTENG and consists of 3 Bedrooms, 1 Bathroom, 1 Water Closet, 1 Lounge, and a Kitchen and a Carport (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 LENASIA situated at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKING) 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 on the 2024-01-10

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Tel. 011 482 5652, Fax. 011 482 5653, Ref. R.NEL/PM/104830.

**Case No: 2023/033438**

**172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and DIKELEDI SUZAN MAROPENG, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-06, 11:00, SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 26th of July 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF SANDTON NORTH on TUESDAY the 6TH day of FEBRUARY 2024 at 11:00 at 24 RHODES STREET, KENSINGTON B, RANDBURG to the highest bidder with a reserve price of R465 267.93.

CERTAIN:  
ERF 3810 RIVERSIDE VIEW EXTENSION 35 TOWNSHIP  
REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG  
MEASURING 184 (ONE HUNDRED AND EIGHTY FOUR) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T31821/2019  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 3810 GUM GRASS CRESCENT, RIVERSIDE VIEW EXT 35 and consists of 1 Lounge, 3 Bedrooms, 1 Bathroom, a Kitchen and 1 Water Closet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at 24 RHODES STREET, KENSINGTON B, RANDBURG 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 on the 2024-01-08

Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Tel. 011 482 5652, Fax. 011 482 5653, Ref. R.Nel/PM/102059.

**Case No: 2023-071582**

**DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Plaintiff, and KHAYALETHU MASUKU, Execution Debtor,**

**NOTICE OF SALE IN EXECUTION**

**2024-02-08, 14:00, 10 PIERNEEF BOULEVARD, MEYERTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 September 2023 in terms of which the below property of the execution debtor will be sold in execution by the Sheriff MEYERTON on THURSDAY 8 FEBRUARY 2024 at 14:00 at 10 PIERNEEF BOULEVARD, MEYERTON to the highest bidder with a court reserve of R1 950 000.00. PORTION 113 OF ERF 2671 EYE OF AFRICA EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 418 (FOUR HUNDRED AND EIGHTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T42996/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF EYE OF AFRICA HOMEOWNERS ASSOCIATION, NPC REGISTRATION NUMBER 2007/030516/08 ("the mortgaged property") which is certain, and is zoned as a residential property inclusive of the following: A RESIDENTIAL PROPERTY COMPRISING OF LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, SCULLERY, LAUNDRY, 2X BATHROOMS, 2X SHOWERS AND 2X TOILETS - WHICH CANNOT BE GUARANTEED. The property is situated at: PORTION 113 OF ERF 2671 STONE QUARTER, EYE OF AFRICA GOLF ESTATE, EYE OF AFRICA EXTENSION 1, EIKENHOF in the magisterial district of MIDVAAL. 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 MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff, Meyerton, 10 Pierneef Boulevard. 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 4.2 FICA - legislation i.r.o. proof of identity and address particulars. 4.3 Payment of a Registration Fee of R20 000.00 (refundable) one (1) day prior to the date of sale by ways of EFT or Cash 5. All

goods will be sold "Voetstoots" 6. Registration conditions. 7. The auctioneer will be Mr MK Naidoo / Mr/Mrs van Biljon 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 MEYERTON at 10 PIERNEEF BOULEVARD, MEYERTON during normal office hours from Monday to Friday.

Dated at Johannesburg on the 2023-11-23

Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel. (011) 292-5777, Fax. (011) 292-5775, Ref. N GAMBUSHE/fp/MAT32493, Acc. Citizen.

**Case No: 17605/2018**

**PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor Plaintiff, and Mahlatse Cordelliah Maponya, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-02-13, 10:00, Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg South to the highest bidder without reserve and will be held on 13 February 2024 at 10:00 at Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview of the undermentioned property of the execution debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview, prior to the sale.

A Unit Consisting Of:

Section No. 4 as shown and more fully described on sectional plan no. SS47/1993 in the scheme known as Newlyn Court in respect of the land and building or buildings situate at Rosettenville Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 93 (Ninety Three) square metres in extent;

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

Held under Deed of Transfer No. ST905/2016

Situated At Door 4 Newlyn Court, 29 Violet Street, Rosettenville.

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom

Outside Buildings: None

Sundries: Covered Patio

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

Take further notice that:

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

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 No 2 Vista Centre, 22 Hillary Road, Cnr Trevor Street, Gillview.

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

Directive of the Consumer Protection Act 68 of 2008.

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

Payment of a Registration fee of R50 000.00 by EFT that must reflect in the sheriff's account prior to the sale.

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

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

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

Dated at Hammond Pole Attorneys, Boksburg on the 2023-12-08

HP Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria.  
Tel. 0118741800, Fax. 0866781356, Ref. MAT508/LM/IM, Acc. Hammond Pole Attorneys.

**Case No: 20091/2022**

**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 Brian Klusmann - 1st Judgement Debtor and Johanna Magdalena Catharina Klusmann - 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-02-12, 10:00, 63 Van Zyl Smith Street, Oberholzer**

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 Westonaria to the highest bidder subject to a reserve price of R625 451.96 and will be held on 12 February 2024 at 63 Van Zyl Smith Street, Oberholzer at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 63 Van Zyl Smith Street, Oberholzer, prior to the sale.

Certain:

Erf 3445 Carletonville Extension 8 Township, Registration Division I.Q, Province of Gauteng, being 179 Kaolin Street, Carletonville Extension 8

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

Held under Deed of Transfer No. T61451/2011

Situated in the Magisterial District of Westonaria.

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, Scullery, 3 Bedrooms, 2 Bathrooms, Seperate Toilet, Covered Patio.

Outside Buildings: 1 Garage, Cottage / Flat Consisting Of: Lounge, Kitchen, Bedroom, Bathroom.

Sundries: None.

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

The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

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

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

(a) Directive of the Consumer Protection Act 88 of 2008.

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

Rule of the auction and conditions of sale may be inspected at the sheriff's office, 50 Edwards Avenue, Westonaria, 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 R50 000.00 (refundable) registration fee one (1) day prior to the date of sale, EFT or bank guarantee cheque, No Cash Accepted, in order to obtain a buyers card.

Dated at HP Ndlovu Inc, Boksburg on the 2023-12-13

HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Tel. 0118741800, Fax. 0866781356, Ref. MAT3831\BJ\LC, Acc. HP Ndlovu Inc, Boksburg.



Case No: 26845/2018

13 Rivonia

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Cloete, Jarrod Micheal & Mac Dougal, Chantelle Judgment Debtors**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-16, 14:00, 127B Kitzinger Avenue, Brakpan**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale in execution will be held by the offices of the Sheriff of the High Court Brakpan at 127B Kitzinger Avenue, Brakpan, on Friday the 16th day of February 2024 at 14h00 of the undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 372 MINNEBRON TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG IN EXTENT: 654 (SIX HUNDRED AND FIFTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER T44360/2016 and situate 5 LISTER STREET, MINNEBRON, BRAKPAN, GAUTENG in the Magisterial District of Ekurhuleni South East

IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: SINGLE STOREY CONSTRUCTED OF BRICK WALLS AND CORRUGATED IRON ROOF MAIN BUILDING: ENTRANCE HALL, LOUNGE, LIVING ROOM, KITCHEN, 4 BEDROOMS, BATHROOM, SEPARATE TOILET COTTAGE/FLAT: LOUNGE, STUDY, KITCHEN, BEDROOM, BATHROOM, SEPARATE TOILET OUTBUILDINGS: CARPORT, THATCH LAPA PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Brakpan at 127B Kitzinger Avenue, Brakpan. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf) All prospective bidders will be required to: Register with the Sheriff prior to the auction; and Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA on the 2023-12-07

Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Tel. 0118076046, Fax. 0866143218, Ref. AD/S54997.

Case No: 2019/11423

DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Plaintiff, and Hassan: Mohamed Ali Gamal Eldin Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 11:00, Sheriff Randburg South West, 1st Floor Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 01st December 2020, in terms of which the below property will be sold in execution by the Acting Sheriff RANDBURG SOUTH WEST on THURSDAY, 14 FEBRUARY 2024 at 11:00 at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with a court reserve of R1 300 000.00.

ERF 200 ROBIN HILLS TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 2862 (TWO THOUSAND EIGHT HUNDRED AND SIXTY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NO. T70137/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 1X LOUNGE, 1X DININGROOM, 1X TV ROOM, 1X STUDY, 1X KITCHEN, 4X BEDROOMS, 2X BATHROOMS, 1X LAUNDRY, 1X CARPORT, 1X GARAGE AND 1X SWIMMING POOL - WHICH CANNOT BE GUARANTEED

The property is situated at: 23 DELLI STREET (descending into KINGS AVENUE) ROBIN HILLS, RANDBURG in the magisterial district of JOHANNESBURG NORTH

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

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

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

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

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff RANDBURG SOUTH WEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 Jan Smuts Avenue, Craighall, Randburg.

Dated at Johannesburg on the 2023-11-27

Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Tel. (011) 292-5777. Fax. (011) 292-5775. Ref. N GAMBUSHE/MAT5259/rm, Acc. Citizen.

**Case No: 854/2022**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD ABSA BANK LIMITED, Plaintiff, and VICTOR DIHONO, IDENTITY NUMBER: 910227 5808 082, MMATSHKO ELIZABETH MOEPI, IDENTITY NUMBER: 910718 0741 088, Defendants**

NOTICE OF SALE IN EXECUTION  
**2024-02-14, 10:00, 66 PLATINUM STREET, LADINE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Limpopo Division, Polokwane in the above action, a sale as a unit with a reserve price of R670 000.00 will be held by the SHERIFF POLOKWANE AT: 66 PLATINUM STREET, LADINE on the 14th day of February 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of POLOKWANE 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 33A PIETER JOUBERT STREET, AQUA PARK, TZANEEN

BEING: A Unit consisting of-

(a) Section No. 28 as shown and more fully described on Sectional Plan No. SS383/2012, in the scheme known as MALELANE in respect of the land and building or buildings situated at ERF 2496 IVY PARK EXTENSION 42 TOWNSHIP, LOCAL AUTHORITY: POLOKWANE MUNICIPAL COUNCIL of which section the floor area, according to the said sectional plan, is 67 (SIXTY-SEVEN) SQUARE METRES in extent; and (B) an undivided

share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER ST2405/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

PHYSICAL ADDRESS: 28 MALELANE, 4 CAPRICORN AVENUE, IVYPARK, POLOKWANE (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, 2X BATHROOMS, 1X DINING ROOM, 1X KITCHEN AND 1X SCULLERY

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 on the 2023-11-29

Delberg Attorneys Inc., Delberg Attorneys Inc: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Tel. (012) 361-5001, Fax. (012) 361-6311, Ref. BONETTE TENNER / AHL3696.

**Case No: 001759/2023**

**PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA Division)

**In the matter between: Absa Bank Limited., Judgement Creditor and Thapelo Samuel Buthelezi, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the sheriff Johannesburg South to the highest bidder subject to a reserve price of R569 087.00 and will be held at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview on 13 February 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain :

Portion 1 of Erf 51 Comptonville Township, Registration Division IQ., Province of Gauteng, being 16 Midas Street, Comptonville

Measuring: 818 (Eight hundred and eighteen) Square Metres.

Held under Deed of Transfer No. T30959/2006.

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Lounge, Dining, Kitchen, Scullery, 3x Bedrooms, Bathroom, Separate toilet

Outside Buildings: Garage

Sundries: Bedroom and Bathroom

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 on the 2023-12-08

Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria Tel. 0118741800, Fax. 0866781356, Ref. MAT452037\AP\IM, Acc. Hammond Pole Majola Inc, Boksburg.

**Case No: 2021/53568  
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 Joan Bethape, First Execution Debtor and Violet Michelle Bethape, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION  
**2024-02-09, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 26 APRIL 2022 in terms of which the below property will be sold in execution by the Sheriff ROODEPOORT SOUTH on 09 FEBRUARY 2024 at 10:00 at 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder, subject to a reserve price of R500 000.00.

ERF 1991 FLEURHOF EXTENSION 24 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 245 (TWO HUNDRED AND FORTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER

T18535/2016, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

4 bedrooms, 4 bathrooms, kitchen, lounge toilet and 4 other rooms - WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF 1991 FLEURHOF EXTENSION 24, ROODEPOORT  
and falling within the Magisterial District of JOHANNESBURG WEST.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT during normal office hours from Monday to Friday.

Dated at Johannesburg on the 2023-11-27

Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Tel. 011-292-5777, Fax. 011-2925775, Ref. M PALM/JD/MAT31242, Acc. The Citizen.

**Case No: 20842/2019**

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

**In the matter between: NEDBANK LIMITED, Plaintiff, and EDWIN DENNIS ANTON (First Defendant)  
BERYL ASTRID ANTON (Second Defendant)**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 09:00, SHERIFF OF PALM RIDGE, 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, a Sale subject to a reserve price of R450,000.00, will be held by THE SHERIFF OF PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH on the 14TH day of FEBRUARY 2024 at 09h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the SHERIFF OF PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

CERTAIN:

ERF 328 FLORENTIA TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT: 714 (SEVEN HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T54563/2007

SITUATED AT 63 BERG STREET, FLORENTIA, ALBERTON

IMPROVEMENTS: (not guaranteed) - LOUNGE, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, SINGLE HOLLYWOOD GARAGE, PALISADE.

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

4. The rules of this auction will be available at least 24 hours before the auction at the SHERIFF'S OFFICE OF PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH.

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

6. The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.

7. 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 R25 000.00 (refundable).

4. Registration conditions.



Dated at Johannesburg on the 2023-12-13

Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Tel. 011 615 8591, Fax. 011 615 8655, Ref. WR/LS/N03516/ E-mail: foreclosure3@endersteins.co.za, Acc. Enderstein Malumbete Inc.

**Case No: 313/2022**

**DOCEX 11 GRAHAMSTOWN**

IN THE HIGH COURT OF SOUTH AFRICA

(THE DISTRICT OF ALBANY HELD AT MAKHANDA)

**In the matter between: KINGS HEIGHTS PRIVATE ESTATE HOMEOWNERS ASSOCIATION, Plaintiff, and PHUMLA PATRICIA MQOKELI N.O. in her capacity as executrix of the late MFUNDO NGOMA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-23, 10H00, MAGISTRATES COURT, 119 HIGH STREET, GRAHAMSTOWN**

In pursuance of the judgment in the Magistrates Court of South Africa (Eastern Cape Division) in the abovementioned matter and Warrant of Execution dated the 19 September 2023, a sale of the following immovable property (which is vacant and without improvements) listed hereunder without reserve and for cash to the highest bidder (and on the further terms and conditions of sale which can be obtained from the Judgment Creditor's attorneys or at the Sheriff's office upon request) will be held at the Magistrate's Court, 119 High Street, Makhandia on Friday 23 February 2024 at 10h00 or so soon thereafter as the sale may commence:

Erf 9050, Grahamstown

Makana Local Municipality

Division of Albany

Province of the Eastern Cape

In extent: 1296 (one thousand two hundred and ninety-six) square meters.

Held by deceased under Deed of Transfer no. T60781/2016CTN;

Dated at GRAHAMSTOWN on the 2024-01-12

DE JAGER AND LORDAN INC, 2 ALLEN STREET, GRAHAMSTOWN. Tel. 046 622 2799. Fax. L VACCARO/lw/KIN22/0001.

**Case No: 2971/2021**

**18**

IN THE HIGH COURT OF SOUTH AFRICA

(FREE STATE DIVISION, BLOEMFONTEIN)

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff, and MFANIMPELA LUCKY MAZIBUKO (ID: 8910226157081) & NOSIPHO SELLINAH NGUBANE (Born 26 March 1995), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-14, 11:00, ROCHELLE BRINK**

CERTAIN : A Unit consisting of - (a) Section No. 4 as shown and more fully described on Sectional Plan No. SS27/1988, in the scheme known as GABY NO 2 in respect of the land and building or buildings situated at WELKOM EXTENSION 4 MATJHABENG LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 115 (ONE HUNDRED AND FIFTEEN) 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 ST5831/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. BETTER KNOWN AS UNIT NO 4 (DOOR 98D) GABY NO 2, 98 GRAHAM STREET, DAGBREEK, WELKOM, PROVINCE FREE STATE . THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, KITCHEN, 2X BEDROOMS, 1X BATHROOM, TOILET, CARPORT, STOREROOM (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's offices at 366 Stateway, Doorn, Welkom 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 Welkom. Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN on the 2024-01-15

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel. 051-5056600, Fax. 051-4304806, Ref. ROCHELLE BRINK, Acc. MMM3464.

Case No: 5347/2022

18

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

**In the matter between: FIRSTSTRAND MORTGAGE COMPANY (RF) PTY LTD, Plaintiff, and MOTLATSI WILFRED MABELE (ID: 940309 5365 083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 10:00, SHERIFF BLOEMFONTEIN WEST OFFICE, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

CERTAIN: A Unit consisting of -(a) Section No. 10 as shown and more fully described on Sectional Plan No. SS28/2013, in the scheme known as BLUE RIDGE in respect of the land and building or buildings situated at SHELLYVALE (EXTENSION 7), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 81 (EIGHTY ONE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST1955/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. BETTER KNOWN AS UNIT NO 10 (DOOR 10) BLUE RIDGE, CHIANTE CRESCENT, SHELLYVALE, BLOEMFONTEIN, PROVINCE FREE STATE (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's offices at SHERIFF WEST, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein West. Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN on the 2024-01-15

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel. 051-5056600, Fax. 051-4304806, Ref. ROCHELLE BRINK, Acc. MMM3462.

Case No: 3428/2020

18

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and SOLOMON MAPHODIOTO KHIBA (ID NO: 8811045462084), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-07, 10:00, SHERIFF BLOEMFONTEIN WEST OFFICE, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

CERTAIN: A Unit consisting of - (a) Section No. 16 as shown and more fully described on Sectional Plan No. SS191/2012, in the scheme known as VINKEL PARK in respect of the land and building or buildings situated at BLOEMFONTEIN (EXTENSION 133), MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 68 (SIXTY EIGHT) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST3139/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. BETTER KNOWN AS UNIT NO UNIT 16 (DOOR 16) VINKEL PARK, 1 JAN FISKAAL STREET, PELLISSIER, BLOEMFONTEIN, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : ENTRANCE HALL, FAMILY ROOM, KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X SHOWER, 1X TOILET, 2X CARPORTS

(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's offices at SHERIFF WEST, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Bloemfontein West. Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN on the 2024-01-15

SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Tel. 051-5056600, Fax. 051-4304806, Ref. ROCHELLE BRINK, Acc. MMK1381.

Case No: D3785/2021

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

**In the matter between: GROBANK LIMITED, Plaintiff, and COTSIU, PAMBOS, First Respondent  
COTSIU, JOY, Second Respondent, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-05, 09h00, Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban**

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

CASE NO: D3785/2021

In the matter between:

GROBANK LIMITED, Applicant

And

COTSIU, PAMBOS, First Respondent

COTSIU, JOY, Second Respondent

## AUCTION

In pursuance of a judgment granted on 12 SEPTEMBER 2022 in the above Honourable Court, and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution, in accordance with the Consumer Protection Act 68 Of 2008 as amended ("the Act"), on the 5 FEBRUARY 2024 at 9:00 at the offices of the SHERIFF DURBAN WEST, NO 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN, to the highest bidder:

DESCRIPTION: PORTION 270 OF ERF 6 CATO MANOR TOWNSHIP IN EXTENT:  
1151 (ONE THOUSAND FIVE HUNDRED AND FIFTY ONE) SQUARE METRES  
(hereinafter referred to as "the Property")  
SITUATE AT: 15 PHILAMERE AVENUE, GLENMORE  
ZONING: (THE ACCURACY HEREOF IS NOT GUARANTEED)  
RESIDENTIAL  
IMPROVEMENTS:

Single story house, freestanding brick walls, lounge, bedroom has parquets floors, the rest of the house is tiled. Lounge, dining room, study, kitchen, 4 x bedrooms, shower, 4 x toilet, laundry, TV room. Outbuilding: single story, freestanding, brick/block & timber walls, 1 x bedroom, kitchen, shower, toilet. Swimming pool, 1x garage. (The nature, extend, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"), HELD BY: Deed of Transfer No. T31667/1992

The full conditions may be inspected at the offices of the Sheriff Durban West, No. 1 Rhodes Avenue, Glenwood.

## TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b. FICA - legislation i.r.o. proof of identity and address particulars.
  - c. Payment of a Registration Fee of R20 000.00 in cash.
  - d. Registration conditions.

DATED AT DURBAN ON THIS 6TH DAY OF DECEMBER 2023

KG TSERKEZIS INC  
Plaintiff's Attorneys  
TEL: 011-886-0000  
E-MAIL: dino@kgt.co.za  
REF: Mr D Tserkezis/sr/COTSIOU  
c/o BROWNE BRODIE ATTORNEYS  
GROUND FLOOR, 5 SINEMBE CRESCENT  
LA LUCIA RIDGE OFFICE ESTATE, LA LUCIA  
TEL: 031-566-6688  
E-MAIL: janicemossop@brownebrodie.co.za  
REF: JMM/zk/ATT20/0018

Browne Brodie Attorneys, Ground Floor, 5 Sinembe Crescent, La Lucia Ridge Office Estate, La Lucia. Tel. 031-566-6688. Fax. 031-566-6678. Ref. JMM/zk/ATT20/0018, Acc. Browne Brodie Account No. BR475.

Case No: 17521/22P

031 5369700

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, SECOND APPLICANT and LUCKY GWALA, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 10H00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 05TH FEBRUARY 2024 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: 1. A Unit consisting of - (a) Section Number 38 as shown and more fully described on Sectional Plan Number SS544/1999 in the scheme known as MARGATE BOULEVARD in respect of the land and building or buildings situated at MARGATE, in the RAY NKONYENI 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 ST7702/22 and Subject to such conditions as set out in the aforesaid Title Deed. 2. A Unit consisting of - (a) Section Number 39 as shown and more fully described on Sectional Plan Number SS544/1999 in the scheme known as MARGATE BOULEVARD in respect of the land and building or buildings situated at MARGATE, in the RAY NKONYENI 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 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 ST7702/22; Subject to such conditions as set out in the aforesaid Title Deed. 3. An exclusive use area described as PARKING 23 measuring 13 (Thirteen) square metres being as such part of the common property, comprising the land and the scheme known as MARGATE BOULEVARD in respect of the land and building or buildings situated at MARGATE in the RAY NKONYENI MUNICIPALITY, as shown and more fully described on Sectional Plan No.SS544/1999 held by NOTARIAL DEED OF CESSION NUMBER SK786/22 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION 4. An exclusive use area described as PARKING 29 measuring 13 (Thirteen) square metres being as such part of the common property, comprising the land and the scheme known as MARGATE BOULEVARD in respect of the land and building or buildings situated at MARGATE in the RAY NKONYENI MUNICIPALITY, as shown and more fully described on Sectional Plan No.SS544/1999 held by NOTARIAL DEED OF CESSION NUMBER SK786/22 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION. PHYSICAL ADDRESS: SECTION 38 & SECTION 39 MARGATE BOULEVARD, 2 PANARAMA PARADE, MARGATE. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS FOR SECTION 38: MAIN BUILDING: SINGLE STOREY WITH PLASTERED WALLS WITH TILE FLOOR CONSISTING OF: LOUNGE AND DINING ROOM COMBINED, 2 BEDROOMS, 2 BEDROOMS WITH ENSUITE, LAUNDRY, 2 BATHROOM AND TOILET COMBINED. VERANDAH ON FIRST FLOOR. GARAGE: CARPORT. BOUNDARY IS FENCED. OTHERS: SWIMMING POOL, PAVING/BRAAI AREA PAVED. IMPROVEMENTS FOR SECTION 39: MAIN BUILDING: SINGLE STOREY WITH PLASTERED WALLS WITH TILE FLOOR CONSISTING OF: LOUNGE AND DINING ROOM COMBINED, 3 BEDROOMS, KITCHEN, 2 BEDROOMS WITH ENSUITE, 2 BATHROOM AND TOILET COMBINED. OTHERS: SWIMMING POOL, PAVING/BRAAI AREA PAVED. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. 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 the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction.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 Sheriff Port Shepstone. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected



at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS on the 2024-01-08

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT12312.

**Case No: 71035/2018**

**DOCEX 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Changing Tides 17 (PTY) LTD N.O. Registration Number 2001/009766/07, Plaintiff, and Oleseng Ezekiel Itholeng, Identity No. 771014 5399 08 2, 1st Defendant Eva Efiane Itholeng, Identity No. 790206 0401 08 0, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 10:00, Sheriff Centurion East, 33 Kersieboom Crescent, Zwartkop, Centurion**

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 14 February 2024 at 10:00 AT SHERIFF CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION, to the highest bidder subject to a reserve price of R690 000.00:

ERF 505 HIGHVELD EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, MEASURING 770 (Seven Hundred and Seventy) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T23643/13 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS: 157 TURNHOUSE STREET, HIGHVELD, CENTURION, GAUTENG  
ZONING : RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY FACE BRICK, TILED ROOF DWELLING COMPRISING OF : MAIN BUILDING : LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 COVERED PATIO : OUTBUILDING : SINGLE STOREY FACE BRICK CORRUGATED IRON ROOF COMPRISING OF : 1 GARAGE, 1 STOREROOM, HOLLY WOOD GARAGE (3 X VEHICLES) OTHER : COVERED PATIO WITH CORRUGATED IRON ROOF , BOUNDARY WALL - PRECAST WALLS, SWIMMING POOL, GARDEN : ADDITIONAL PAVING AND SECURITY SYSTEM

(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 or via 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. The rules of this auction and a full advertisement is available 24hours before the auction at THE OFFICE OF THE SHERIFF, CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION. The Sheriff, Centurion East or his Deputy will conduct the sale with auctioneers. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) Payment of a Registration Fee of R15 000.00 (refundable)

## D) Registration conditions.

The full Conditions can be inspected at THE OFFICE OF THE SHERIFF, CENTURION EAST, 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION. STRAUSS DALY INC. MRS CHETTY/SOU27/3499/SMU.

Dated at Umhlanga on the 2023-12-12

Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Tel. 031-5705600. Fax. 031 570 5796. Ref. sou27/3499, Acc. RIANE BARNARD / THOBANI MTHEMBU.

**Case No: 17148/22P**

**252, Durban**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu-Natal Division, Pietermaritzburg)

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff, and STEPHANUS DE BEER, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-15, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD DURBAN and / or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa)**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 16 AUGUST 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, 15TH FEBRUARY 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 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:

A UNIT CONSISTING OF -

(a) SECTION NO. 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS64/1977, IN THE SCHEME KNOWN AS STELLA MARIS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT AMANZIMTOTI, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE 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 NUMBER ST 12387/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

The property is situated at UNIT 28 STELLA MARIS, 73 BEACH ROAD, AMANZIMTOTI.

Magisterial District of Durban.

## Improvements:

A single storey, flat, brick walls, cement roof, tiled floors, 1 lounge, 1 dining room, 2 bedrooms with built-in-cupboards, open plan kitchen with built-in-cupboards, 1 bathroom with bath, basin and toilet, 1 ensuite with toilet, basin and shower, balcony

(in this respect nothing is guaranteed)

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 buyer's card.
5. Registration conditions.

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

Dated at DURBAN on the 2023-11-21

Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban.  
Tel. 0313011539, Fax. 031 301 6895, Ref. MAT98519/KZN, Acc. M NAIDOO.

**Case No: 63498/2020**  
**121, Randburg**

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

**In the matter between: FRANCIS CECIL ABDUL, Execution Creditor and EDGAR MULAUDZI, (IDENTITY NUMBER: (8109185877082), 1st Execution Debtor TENDANI PROMISE MULAUDZI, (IDENTITY NUMBER: (8409110795080), 2ND Execution Debtor**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2024-02-14, 10h00, OFFICE OF SHERIFF CENTURION EAST at 33 KERSIEBOOM CRESCENT,**  
**ZWARTKOP, CENTURION**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 31st July 2023 in terms of which the following property will be sold in execution on 14th February 2023 at 10h00 by the SHERIFF CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION to the highest bidder and which the Court has set a reserve price of R430 000,00.

SECTION NO. 53 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 53 VILLA NOVA, UNIT 49, JR, 265 JEAN AVENUE, DIE HOEWES, CITY OF TSHWANE AND MEASURING 66m2 (SIXTY-NINE) SQUARE METRES.

SUBJECT TO THE CONDITIONS THEREIN

PHYSICAL ADDRESS: UNIT NO 49 VILLA NOVA, 265 JEAN AVENUE, DIE HOEWES, LYTTTELTON

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in by cash or bank guarantee cheque or immediate electronic funds transfer 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 CENTURION EAST. The office of the Sheriff for CENTURION 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 R30 000.00 in cash.

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

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;

NB : In terms of rule 46(5)a Should you be a preferent creditor, a local authority or body corporate, if the property is a sectional title unit you are called upon within ten days of service of this notice of intended execution to state a reasonable reserve price or to agree in writing to a sale without reserve.

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 CENTURION EAST at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION

Dated at Randburg the 7th December 2023

Attorney for Execution Creditor

Tracy Sischy Attorneys

44 Olympic Road

Blairgowrie, Randburg

Tel: (011) 886-0242

Fax: 086 605 3077

Cell: 084 580 3054

Email: [marc@tsattorneys.net](mailto:marc@tsattorneys.net)

Ref: Abdul

Dated at Randburg on the 2024-01-12

Tracy Sischy Attorneys, 44 Olympic Road, CNR Republic Road, Blairgowrie, Randburg. Tel. 011 886 0242, Fax. 086 605 3077, Ref. Abdul-Sischy, M.

Case No: D8567/2019

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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, DARYL GIMINGHAM FRANCOIS N.O. Eighth Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-15, 12:00, Sheriff Durban North, Unit 1/2 Elation House, 350/352 Stamford Hill Road, (Mathews Meyiwa), Morningside, Durban**

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 15th February 2024 at 12:00 or so soon as thereafter, by the Sheriff Durban North at the Sheriff's Office Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban to the highest bidder: (Registration closes 11h50am) by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSID, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. PROPERTY DESCRIPTION: 1. A unit consisting of: (a) Section No 305 as shown and more fully described on the Sectional Plan No SS 000637/09 in the scheme known as ISLAND OFFICE PARK, in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, of which section the floor area, according to the said sectional plan is 652 (Six Hundred and Fifty Two) SQUARE METRES in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan; and HELD under Deed of Transfer No. ST 000047032/2009 ("the immovable property") 2. together with the following Exclusive Use Areas: 2.1.1 An exclusive use area described as Parking E300 measuring 131 (One Hundred and thirty One) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.2 An exclusive use area described as Parking E300A measuring 66 (Sixty Six) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.3 An exclusive use area described as Parking E300B measuring 25 (Twenty Five) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.4 An exclusive use area described as Patio P300 measuring 15 (Fifteen) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.5 An exclusive use area described as Parking E305C measuring 50 (Fifty) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.6 An exclusive use area described as Parking E305D measuring 159 (One Hundred and Fifty Nine) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.7 An exclusive use area described as Parking E305A measuring 81 (Eighty One) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; 2.1.8 An exclusive use area described as Parking E305B measuring 50 (fifty) square metres, being as such part of the common property, comprising the land and the scheme known as ISLAND OFFICE PARK in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, as shown and more fully described on Sectional Plan No SS 637/09 and Held by Notarial Deed of Cession of Exclusive Use Rights No SK 4225/09; PHYSICAL ADDRESS: 37 Island Circle Riverhorse Valley, KwaZulu-Natal (Magisterial District - Durban) IMPROVEMENTS: The following information is furnished but not guaranteed: 1 x entrance hall with lifts and staircase. 1 x large room with kitchen cupboards and sink. Tiled floors. Unit used as a canteen. Aluminium doors with glass at entrance. Building comprises of various sections. Ceiling damaged. Open plan offices. (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 Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban 2. The Auction will be conducted by the auctioneers Allan Murugan (Sheriff), or his Deputy. 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)Registration closes strictly 10 minutes prior to auction. (11:50am) d)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.e)Only registered bidders will be allowed into the Auction Room.8.All bidders physically attending the auction are required to pay R15 000.00 (refundable ) registration fee prior to the commencement of the auction in order to obtain a buyer's card.9.All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at UMHLANGA ROCKS on the 2023-12-11

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Tel. 031-5757532, Fax. 0866762270, Ref. LIT/SN/NEDC1.7172.

**Case No: D9636/2021**

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), APPLICANT and PRAVESH NAICKER (IDENTITY NUMBER: 831028 5309 08 9) - FIRST RESPONDENT VANESSA NAICKER (IDENTITY NUMBER: 870720 0423 08 7), SECOND RESPONDENT and UMHLATHUZE MUNICIPALITY - THIRD RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-02-08, 11:00, SHERIFF LOWER UMFOLOZI'S OFFICE, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of an Order in the above Honourable Court on 07th February 2023 and the Warrant of Execution dated 02nd June 2023, the immovable property listed hereunder will be sold in execution by Public Auction on 08th FEBRUARY 2024 at 11h00am at the SHERIFF LOWER UMFOLOZI'S OFFICE, 37 UNION STREET, EMPANGENI. The sale is for CASH OR BY WAY OF ELECTRONIC TRANSFER ONLY and the property is sold VOETSTOOT.

PROPERTY: -

ERF 10714 RICHARDS BAY (EXTENSION 33)

REGISTRATION DIVISION GV

PROVINCE OF KWAZULU-NATAL

IN EXTENT 455 (FOUR HUNDRED AND FIFTY-FIVE) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER: T 000028240/2016

PHYSICAL ADDRESS: 18 HEDGE HUNT, BRACKENHAM, RICHARDS BAY, 3900; ZONING: RESIDENTIAL

IMPROVEMENTS: SINGLE STORY WITH BRICK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF: MAIN BUILDING: 1 X KITCHEN; 1 X DINING ROOM; 1 X LOUNGE; 3 X BEDROOMS; 1 X ENSUITE; 1 X PLAY ROOM; 1 X BATHROOM; 1 X SHOWER; 1 X TOILET ; OUT BUILDING: 1 X DOUBLE GARAGE

BOUNDARY: FENCED WITH CONCRETE WALLING AND ELECTRIC GATE

SECURITY IN AREA: MEDIUM RISK

PREPAID ELECTRIC METER BOX ON PREMISES

Kindly note that the description of the immovable property is not guaranteed to be correct.

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 before the auction at the offices of the Sheriff Lower Umfolozi's Office, 37 Union Street, Empangeni; 3. The sale is subject to a reserve price of R570 000.00; 4. 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; 5. Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia: (Registrations will close at 10:55 am): a) In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=99961>) b) FICA-legislation: Requirement proof of ID and residential address and other- List of all FICA requirements available at Sheriff's office or website: [www.sheremp.co.za](http://www.sheremp.co.za) (under legal); 6. The sale will be conducted by the Sheriff of Lower Umfolozi, Mrs. Y S Martin or her representative; 7. Payment of a Registration deposit of R10,000-00 in cash or eft is required (eft proof of payment to be produced prior to sale); 8. Special Conditions of Sale available for viewing at the Sheriff's Office, 37 Union Street, Empangeni during office hours or [www.sheremp.co.za](http://www.sheremp.co.za); (under legal); 9. 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. 10. The balance shall be paid against transfer and shall be secured by a guarantee

issued by a financial institution approved by the Execution Creditor or his attorney and shall be furnished to the Sheriff within 21 days after the sale; 11. 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 9; 12. 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; 13. Advertising cost at current publication rates and sale cost according to court rules, apply; 14. Strict Covid 19 rules apply in all sales.

Dated at DURBAN on the 2024-01-16

PILLAY COHEN ATTORNEYS INC., 78 PROBLEM MKHIZE ROAD, MORNINGSIDE, DURBAN, 4001. Tel. (031) 207 6877. Ref. L Pillay/tm/ITH025/21.

Case No: D8567/2019

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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, DARYL GIMINGHAM FRANCOIS N.O. Eighth Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-15, 12:00, Sheriff Durban North, Unit 1/2 Elation House, 350/352 Stamford Hill Road, (Mathews Meyiwa), Morningside, Durban**

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 15th February 2024 at 12:00 or so soon as thereafter, by the Sheriff Durban North at the Sheriff's Office Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban to the highest bidder: (Registration closes 11h50am) by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. PROPERTY DESCRIPTION: A unit consisting of (a) Section No 100 as shown and more fully described on the Sectional Plan No SS 000637/09 in the scheme known as ISLAND OFFICE PARK, in respect of the land and building or buildings situate at Durban, in the Ethekwini Municipality, of which section the floor area, according to the said sectional plan is 473 (Four Hundred and 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; and HELD under Deed of Transfer No. ST 000047028/2009 ("the immovable property") PHYSICAL ADDRESS: 37 Island Circle Riverhorse Valley, KwaZulu-Natal (Magisterial District - Durban) IMPROVEMENTS: The following information is furnished but not guaranteed: Situated in a Business Block with various businesses/shops. Block has a large water fountain, building fitted with lifts/staircase. Fully airconditioned. Entrance hall tiled - with lifts. 1 x entrance/reception, 1x kitchen with cupboards, 7x large offices - part carpeted and part tiled - partitioned, steel staircase with tiles leading up to unit 110, ceiling damaged. Underground parking: Basement 246, 247, 248, 249, 250, 251, 252, 253, 254, 255. Underground First Floor: 587, 588, 589, 590. Open Bay: 661, 662, 663, 664, 665. (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 Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban. 2. The Auction will be conducted by the auctioneers Allan Murugan (Sheriff), or his Deputy. 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) Registration closes strictly 10 minutes prior to auction. (11:50am) d) 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. e) Only registered bidders will be allowed into the Auction Room. 8.All bidders physically attending the auction are required to pay R15 000.00 (refundable ) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 9.All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at UMHLANGA ROCKS on the 2023-12-11

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Tel. 031-5757532, Fax. 0866762270, Ref. LIT/SN/NEDC1.7172.

Case No: D8567/2019

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, DARYL GIMINGHAM FRANCOIS N.O. Eighth Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-15, 12:00, Sheriff Durban North, Unit 1/2 Elation House, 350/352 Stamford Hill Road, (Mathews Meyiwa), Morningside, Durban**

Fully airconditioned. Parking: Underground Basement 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236. Underground First Floor: 417 - 418 - 580 - 581 - 582. Open Bays: 616 - 617 - 618 - 619 - 620 (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 Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban 2. The Auction will be conducted by the auctioneers Allan Murugan (Sheriff), or his Deputy. 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) Registration closes strictly 10 minutes prior to auction. (11:50am) d) 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. e) Only registered bidders will be allowed into the Auction Room. 8. All bidders physically attending the auction are required to pay R15 000.00 (refundable ) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 9. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at UMHLANGA ROCKS on the 2023-12-11

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Tel. 031-5757532, Fax. 0866762270, Ref. LIT/SN/NEDC1.7172.

**Case No: D4201/2020**  
**031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT and AKTHAR ALI RASHID, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-08, 10H00, AT THE SHERIFF OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 08TH day of FEBRUARY 2024 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to the reserve price of R2 200 000.00. DESCRIPTION: ERF 225 BRICKFIELD, REGISTRATION DIVISION FT. PROVINCE OF KWAZULU NATAL. IN EXTENT 804 (EIGHT HUNDRED AND FOUR) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T15668/2013. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 60 FOREST LANE, SYDENHAM. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING : GENERAL RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: MAIN BUILDING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHENS, 1 SCULLERY, 1 PANTRY, 5 BEDROOMS, 4 BATHROOMS, 1 SEPARATE TOILET, 1 BALCONY. OUTBUILDING: DOUBLE GARAGES, SERVANTS QUARTERS HAS 2 BEDROOMS, 2 BATHROOMS, 1 STOREROOM. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") 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 to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008, (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R15 000.00 in cash. d) Registration conditions. 4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN

Dated at UMHLANGA ROCKS on the 2023-12-13

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT14212.

**Case No: D3009/2019**  
**252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff, and NAKESHAN NAIDOO**  
**EVELYN NAIDOO, Defendant**

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

**2024-02-15, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD**  
**(MATHEWS MEYIWA), DURBAN**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 13TH AUGUST 2021 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 Durban North on THURSDAY, 15TH FEBRUARY 2024 at 12:00 by way of physical attendance at the SHERIFF'S OFFICE,

SHERIFF DURBAN NORTH, 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:

PORTION 8 OF ERF 451 DURBAN NORTH, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1392 (ONE THOUSAND THREE HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T33487/2000, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

The property is situated at 203 KENVILLE ROAD, SEA COW LAKE.

Magisterial District of Durban.

Improvements:

Main Dwelling: Single-storey, freestanding, brick walls, tile roof, wooden floors consisting of: 1 x lounge, 1 x open plan dining room, 3 x bedrooms, 1 x kitchen, 1 x bathroom, 1 x toilet

Secondary Dwelling: single-storey, freestanding, asbestos roof, concrete floor consisting of: 1 x store room.

Other: Boundary concrete fence and tar driveway.

(in this respect nothing is guaranteed)

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 Durban North, situated at 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 Sheriff for Durban North 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 buyer's card.
5. Registration conditions.

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

Dated at DURBAN on the 2023-11-21

Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban.  
Tel. 0313011539, Fax. 031 301 6895, Ref. MAT62727KZN, Acc. M NAIDOO.



Case No: D2669/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff, and VINCENT  
VUSUMUZI BUTHELEZI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-02-05, 09:00, No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo**

The following property will be sold in execution to the highest bidder on MONDAY , 05th February 2024 at the No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo alternatively at the property address on condition of lockdown level at 09H00, namely

FLAT 3 ST LUKE , 17 SYCAMORE ROAD, GLENWOOD DURBAN

CERTAIN: A UNIT CONSISTING OF:

(a) SECTION NO. 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS6/1987 IN THE SCHEME KNOWN AS ST LUKE IN RESPECT

OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, IN THE ETHEKWINI MUNICIPALITY AREA OF WHICH SECTION THE FLOOR AREA,

ACCORDING TO THE SAID SECTIONAL PLAN IS 74(SEVENTY FOUR) SQUARE METRES; AND

b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE

PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO. ST 028557/2013

AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ("Property")

IMPROVEMENTS, although in this regard, nothing is guaranteed: Section Title consist of Tiled Roof, Block Walls, Street Level, Security/Electronic gates, 2 Bedrooms, built in cupboards, Full Bathroom and Toilet, Dinning Room, Lounge, Kitchen, Built in cupboards, fenced.

ZONING: Residential 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 Durban West, No. 1 Rhodes avenue Glenwood.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA - legislation in respect of proof of identity and address particulars.
  - (c) Payment of a Registration Fee of R20 000,00 in cash.
  - (d) Registration conditions.
4. The Sheriff for Durban West will conduct the sale with auctioneers N Adams
5. Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at Durban on the 2024-01-08

Allen Attorneys Inc, 57 Swapo Road, Durban North. Tel. 0315632358, Fax. 0315632375, Ref. gda/ep/mbatha.

Case No: 8285/2020

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and OMAR KHALID MAHOMED HANIF, FIRST  
DEFENDANT, FAZILA MAHOMED HANIF, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-05, 09H00, AT THE SHERIFF OFFICE, AT NO. 32 MELBOURNE ROAD, ENTRANCE IN BANSHEE  
LANE, UMBILO, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 05TH day of FEBRUARY 2024 AT 09:00 at the SHERIFF OFFICE AT NO.32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN to the highest bidder, in terms of Rule 46(12)(b) DESCRIPTION: 1. A Unit consisting of (a)Section No. 3 as shown and more fully described on Sectional Plan Number. SS220/1986 in the scheme known as RIVER VIEW in respect of the land and building or buildings situate at RESERVOIR HILLS, ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan is 85 square meters; 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 ST9657/2000. PHYSICAL ADDRESS: UNIT 3 RIVER VIEW, 160 PEMARY RIDGE, RESERVOIR HILLS. MAGISTERIAL DISTRICT: ETHEKWINI. ZONING: RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: DUPLEX, TILED ROOF, BELOW STREET LEVEL, CARPORT. MAIN HOUSE: TILED FLOOR, CARPETS, 3 BEDROOMS, FULL BATHROOMS, LOUNGE, DINING ROOM, KITCHEN. RESIDENTIAL ZONING. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoets") The full Conditions of Sale may be inspected at the Sheriff's Office at NO. 1 RHODES AVENUE, GLENWOOD. TAKE FURTHER NOTE THAT:1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The Rules of this Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, NO. 1 RHODES AVENUE, GLENWOOD.3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:a)Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> )b) FICA - legislation i.r.o. proof of identity and address particulars.c)Payment of a Registration Fee of R20 000.00 in cash.d)Registration conditions.4. The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7.The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8.The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9.Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10.The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban West, at NO. 1 RHODES AVENUE, GLENWOOD.

Dated at UMHLANGA ROCKS on the 2023-12-11

JOHNSTON & PARTNERS, 81 RICHEFONE CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT6701.

Case No: 1117/21

0315369700

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, SECOND APPLICANT and CHRISTOPHER MARK JOHNS, RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-02-05, 09H00, AT THE SHERIFF OFFICE AT NO.32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on MONDAY, 05TH day of FEBRUARY 2024 AT 09:00 at the SHERIFF OFFICE AT NO.32 MELBOURNE ROAD, ENTRANCE IN BANSHEE LANE, UMBILO, DURBAN to the highest bidder, in terms of Rule 46(12)(b): DESCRIPTION: A unit consisting of - (a)Section Number 150 as shown and more fully described on Sectional Plan No. SS494/1997, in the scheme known as MONTE VISTA TWO in respect of the land and building or buildings situate at BELLAIR, ETHEKWINI MUNICIPALITY AREA, of which section the floor area, according to the said sectional plan, is 70 square metres in extent; and (b)An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer Number ST38122/2019 and subject to such conditions therein contained. PHYSICAL ADDRESS: 72 BEDFORD AVENUE, 150 SS MONTE VISTA TWO, BELLAIR. MAGISTERIAL DISTRICT: ETHEKWINI ZONING: RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: FLAT, BLOCK WALLS, TILED ROOF, KITCHEN, LOUNGE, BATHROOM, 3X BEDROOM, SHOWER, TOILET. RESIDENTIAL ZONING.The nature,

extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at NO. 1 RHODES AVENUE, GLENWOOD. TAKE FURTHER NOTE THAT: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The Rules of this Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban West, NO. 1 RHODES AVENUE, GLENWOOD. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R20 000.00 in cash. d) Registration conditions. 4. The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban West, at NO. 1 RHODES AVENUE, GLENWOOD.

Dated at UMHLANGA ROCKS on the 2023-12-11

JOHNSTON & PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT8908.

**Case No: 5429/20**

**031 5369700**

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

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT, ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, SECOND APPLICANT and SASHIN JAISWAR, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-08, 10H00, AT THE SHERIFF OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on THURSDAY, 08TH day of FEBRUARY 2024 at 10:00 at 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN, to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to the reserve price of R1 000 000.00. DESCRIPTION: PORTION 14 OF ERF 67 SPRINGFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU NATAL, IN EXTENT 690 (SIX HUNDRED AND NINETY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T56175/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 21 CHRISTIE AVENUE, MORNINGSID. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING : GENERAL RESIDENTIAL (Nothing in this regard is guaranteed) IMPROVEMENTS: DOUBLE STOREY HOUSE WITH 3 BEDROOMS TOP, 1 BATHROOM AND SHOWER WITH TOILET, 1 SEPARATE TOILET, 1 DINING ROOM COMBINED WITH LOUNGE, 1 ENSUITE, WOODEN FLOOR, CONCRETE WALLS, CEILING ROOF, 1 KITCHEN BUILT IN CUPBOARDS. BOTTOM, 2 BEDROOMS, 1 BATH WITH TOILET, 1 DINING ROOM, WOODEN FLOOR, 1 KITCHEN BUILT IN CUPBOARD. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") 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 to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008, (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R15 000.00 in cash. d) Registration conditions. 4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney,

and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Durban Coastal, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN

Dated at UMHLANGA ROCKS on the 2024-01-08

JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Tel. 031 5369700, Fax. 031 5369799, Ref. ROMAN REDDY/PC, Acc. MAT6593.

**Case No: 7787/2017**

**Docex 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, (Registration Number: 1962/000738/06), Applicant and POOVENDRAN NAIDOO, (Identity Number: 741009 5116 08 7), Respondent**

**NOTICE OF SALE IN EXECUTION**

**2024-02-05, 09H00, SHERIFF'S OFFICE, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM**

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 05 FEBRUARY 2024 to be held at 09H00 at the OFFICE OF THE SHERIFF FOR INANDA DISTRICT TWO, 82 TREVENEN ROAD, LOTUSVILLE, VERULAM, to the highest bidder. Registration closes at 08H50

CERTAIN: ERF 4732 TONGAAT (EXTENSION NO.31), REGISTRATION DIVISION F.U., PROVINCE OF KWAZULU NATAL, IN EXTENT 852 (EIGHT HUNDRED AND FIFTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T52444/2001

PHYSICAL ADDRESS: 16 LOBSTER CRESCENT, SEATIDES, TONGAAT

THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS: The following information is furnished but not guaranteed: Single House, Brick under tile, Entrance Hall, Bedroom Tiled with wooden flooring, Ensuite tiled, Prayer Room tiled, Family Lounge carpeted, Doors leading onto patio, Dining room carpeted, Kitchen tiled with built in cupboards, Hob, Eyelevel, Breakfast Nook, 2 Toilets tiled, 1 Bathroom tiled with tub and wash basin, Sliding door, Balcony 2 single manual garage, Tiled passage, Servants Quarters with one room, Toilet, Bathroom and Shower, Manual iron gate, Cemented Driveway, Block Fencing, Air Conditioning

(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 rules of this auction are available 24 hours prior to the auction at the office of the Sheriff for Inanda District 2 at 82 Trevenen Road, Lotusville, Verulam. The office of the Sheriff for Inanda District 2 will conduct the sale with auctioneers R R. Singh (Sheriff) and/or Hashim Saib (Deputy Sheriff). Advertising costs at current publication rates and sale costs according to court rules, apply.

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

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

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

B) FICA - To provide an original RSA IDENTITY DOCUMENT AND PROOF OF RESIDENCE (municipal account or bank statement not older than 3 months)

C) Payment of a Registration deposit of R10 000.00 in cash only.

D) Registrations 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 fund

Dated at Umhlanga on the 2024-01-16

Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Tel. 0315705619, Fax. 0315705796, Ref. S1272/8621, Acc. Thobani Mthembu.

Case No: 12809/2017

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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 SIVALINGUM NAICKER  
First Defendant and THERESA NAICKER Second Defendant**

**2024-02-15, 12:00, 350/352 Stamfordhill Road, 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, 15th February 2024.

DESCRIPTION: PORTION 924 OF ERF 2351 MEREWENT; REGISTRATION DIVISION FT; PROVINCE OF KWAZULU - NATAL; IN EXTENT 282 (TWO HUNDRED AND EIGHTY TWO) SQUARE METRES; HELD BY DEEDS OF TRANSFER NO. T64111/2007

PHYSICAL ADDRESS: 70 Sambalpur Road, Merebank

ZONING: SPECIAL RESIDENTIAL

The property consists of the following, a single story, semi-attached, block under tile roof consisting of: -

MAIN HOUSE: 3 x Bedrooms (1 with En-suite); 1 x Kitchen (BIC); 1 x Lounge; 1 x Bathroom with Toilet

OUTBUILDING: 1 x Lounge; 1 x Bedroom; 1 x Bathroom with Toilet

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.



The office of the Acting Sheriff Durban South will conduct the sale with auctioneer Allan Murugan (sheriff) or his deputy. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at UMHLANGA ROCKS on the 2023-12-07

Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Rodge Office Estate, La Lucia. Tel. 031-5705316, Ref. L2350/22.

**Case No: 375/2022**

IN THE MAGISTRATES COURT FOR  
(THE DISTRICT OF EKURHULENI NORTH HELD AT KEMPTON PARK)

**In the matter between: 294 AT PECAN HOME OWNERS ASSOCIATION (NPC), Plaintiff, and SYDWELL CASSIUS CHAUKE (IDENTITY NO: 860122 5474 086), Defendant**

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

**2024-02-08, 10:00, The Offices of the Sheriff, The Offices of the Sheriff Kempton Park, 5 Anemoon Street, Glen Marais Ext**

**CERTAIN PROPERTY:**

1. Unit 37, 294 At Pecan Home Owners Association, situated in the City of Ekurhuleni Metropolitan Municipality measuring 250 square meters in extent and of an undivided share in the common property apportioned thereto, held by deed of transfer T6145/2018.

**PHYSICAL ADDRESS:**

Unit 37, 294 At Pecan Home Owners Association, 294 Outeniqua Avenue, Pomona, Kempton Park

**THE PROPERTY IS ZONED:**

RESIDENTIAL

**IMPROVEMENTS**

The following information is furnished but not guaranteed: 3X BEDROOMS 2XBATHROOMS 1X DINING ROOM 1X KITCHEN 2X GARAGES 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%(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) up to a maximum fee of R40 000.00 (Forty Thousand Rand) plus Vat thereon; 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 FURTHER THAT The Rules of this auction are available 24 hours before the auction at Sheriff, KEMPTON PARK Sheriff Kempton Park 5 Anemoon Street, Glen Marais Ext.

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

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

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

C) Payment of a Registration Fee of R2 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Offices of the Sheriff, KEMPTON PARK Sheriff Kempton Park 5 Anemoon Street, Glen Marais Ext.

Dated at JOHANNESBURG on the 2024-01-11

KARNAVOS ATTORNEYS AND NOTARIES, Office 111 AMR Office Park  
3 Concorde Road East, Bedfordview. Tel. 082 813 4715, Fax. 086 5528 186, Ref. MR S KARNAVOS.

Case No: 002124/2023

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

**In the matter between: Beau Rivage Homeowners Association, Plaintiff, and K2014157708 (Pty) Ltd,  
Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2024-02-05, 09:00, 62 Ludorf Street, Brits**

In pursuance of a judgment and a Writ of Attachment of the above mentioned Court, a sale in execution of the under mentioned property is to be held, without a reserve price to be set, at the office of the SHERIFF BRITS, 62 LUDORF STREET, BRITS on 5 FEBRUARY 2024 at 09:00, to the highest bidder, full conditions of sale can be inspected at the offices of the SHERIFF BRITS, 62 LUDORF STREET, BRITS, and will also be read out prior to the sale.

No warranties or guarantees are given with regards to the description and / or improvements of the property.

ERF: ERF 80 BEAU RIVAGE TOWNSHIP  
REGISTRATION DIVISION J.Q.  
NORTH-WEST PROVINCE  
MEASURING 1571 (One-thousand, five-hundred and seventy-one) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T29515/2020, SUBJECT TO THE CONDITIONS THEREIN  
CONTAINED  
ZONING: RESIDENTIAL  
KNOWN AS: ERF 80, BEAU RIVAGE TOWNSHIP, ESTATE D' AFRIQUE, HARTBEESPOORTDAM,  
0216  
IMPROVEMENTS: VACANT STAND

Take note of the following requirements for all prospective buyers:

1. As required by the specific Sheriff, a refundable registration fee is payable on date of the auction.
2. Presentation to the Sheriff of the following FICA documents:
  - 2.1 Copy of Identity Document;
  - 2.2 Proof of residential address

SIGNED at HARTBEESPOORT on this the 4th day of December 2023.

\_\_\_\_\_{sgd.}

R WALLIS  
LINDA ERASMUS ATTORNEY  
ATTORNEY FOR THE EXECUTION CREDITOR  
C/O SURITA MARAIS ATTORNEYS  
755 Park Street  
Arcadia  
Pretoria  
Tel: 012 943 9899  
E-mail: info@lelaw.co.za;  
robert@lelaw.co.za  
REF: R WALLIS/LE1581

Dated at Hartbeespoort on the 2024-01-16

Linda Erasmus Attorneys, 112 Kuyper Street, Schoemansville, Hartbeespoort. Tel. 012 943 9899, Fax. R WALLIS/LE1581.

Case No: 27568/2022

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 PROCIOUS NOMVOYO MAJOLA (IDENTITY NUMBER: 840216 1188 081) DEFENDANT**

NOTICE OF SALE IN EXECUTION  
**2024-02-13, 10:00, R ISMAIL/OM/MAT74589**

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 R555 200.00, 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 TUESDAY the 13TH day 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:

ERF 504 FOREST HILL TOWNSHIP  
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG  
MEASURING 555 (FIVE HUNDRED AND FIFTY FIVE) SQUARE METRES  
HELD BY DEED OF TRANSFER T50048/2017  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 101 REEDERS STREET, FOREST HILL.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
OUTBUILDING: 1 GARAGE, 1 BEDROOM, 1 BATHROOM, 1 TOILET, 1 STORE ROOM  
WALLS: PLASTER/PAINT  
ROOF: STEEL.

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 JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW 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) by EFT that must reflect in the Sheriff's account prior to the sale;
  - (d) Registration conditions: no persons will be allowed on the premises if they are not registered for FICA and CPA;
  - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply;

(f) The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers JA THOMAS and/or ORA and/or A JEGELS;

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

Dated at PRETORIA on the 2023-12-05

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/OM/MAT74589.

**Case No: 24472/2020**

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 FRANS OPHEN RATHIPE MOLWELANG (IDENTITY NUMBER: 860219 5867 085) DEFENDANT**

NOTICE OF SALE IN EXECUTION  
**2024-02-13, 10:00, 1281 CHURCH STREET, HATFIELD**

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 PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD on TUESDAY the 13TH 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 PRETORIA SOUTH EAST during office hours.

CERTAIN:

1. A unit consisting of:

(a) Section No 76 as shown and more fully described on Sectional Plan SS210/1991 in the scheme known as UMHLANGA in respect of the building or buildings situate at SUNNYSIDE (PTA) TOWNSHIP: LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 78 (SEVENTY EIGHT) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST57237/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

2. A unit consisting of:

(a) Section No 21 as shown and more fully described on Sectional Plan SS210/1991 in the scheme known as UMHLANGA in respect of the building or buildings situate at SUNNYSIDE (PTA) TOWNSHIP: LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 23 (TWENTY 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 ST57237/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED ALSO KNOWN AS: UNIT 76 AND UNIT 21 (FLAT NO 408) UMHLANGA, 94 CELLIERS STREET, SUNNYSIDE, PRETORIA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: OPEN PLAN LIVING/DINING ROOM, 1.5 BEDROOMS, KITCHEN, BATHROOM, TOILET, 1 OPEN PARKING.

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 PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, 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 PRETORIA SOUTH EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at PRETORIA on the 2023-12-05

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/MVDB/MAT60021.

**Case No: 19053/2022**

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 MMASEABE CAROLINE PULE (IDENTITY NUMBER: 891018 0806 087) DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-16, 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 R536 500.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 16TH 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 12 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS21/1994, IN THE SCHEME KNOWN AS ALCANTE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT LITTLE FALLS EXTENSION 1 TOWNSHIP; LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 70 (SEVENTY) SQUARE METRES IN EXTENT; AND

(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 ST15066/2019 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED ALSO KNOWN AS: 12 ALCANTE, 764 WIELING STREET, LITTLE FALLS EXTENSION 1.

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

2 BEDROOMS, 1.5 BATHROOMS, TV/LIVING ROOM, LOUNGE, KITCHEN, 1 CARPORT, BRICK FENCING, FACEBRICK OUTER WALL FINISH, 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 R20 000.00 (Twenty Thousand Rand) in cash;
  - (d) Registration conditions.

Dated at PRETORIA on the 2023-12-08

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/MVDB/MAT75477.

**Case No: 29635/2022**

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 GIFT MPOFU (IDENTITY NUMBER: 731129 5772 085) FIRST DEFENDANT & MANTSWENG REGINA MPOFU (IDENTITY NUMBER: 750914 0414 080) SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION  
**2024-02-13, 10:00, 1281 CHURCH STREET, HATFIELD**

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 R2 530 000.00, will be held by the SHERIFF OF THE HIGH COURT PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD on TUESDAY the 13TH 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 PRETORIA SOUTH EAST during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS38/2016 IN THE SCHEME KNOWN AS 98 GROOTFONTEIN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT PORTION 98 (PORTION OF PORTION 17) OF THE FARM GROOTFONTEIN 394, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 376 (THREE HUNDRED AND 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 NUMMBER ST76360/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED ALSO KNOWN AS: UNIT 2 98 GROOTFONTEIN, CHARLES STREET, PRETORIA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS, 2 BATHROOMS, DINING ROOM, LOUNGE, KITCHEN, 1 OFFICE  
OUTBUILDING: ROOM, TOILET, STOREROOM.

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 PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, 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 PRETORIA SOUTH EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at PRETORIA on the 2023-12-05

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955, Ref. R ISMAIL/MVDB/MAT75130.

**Case No: 2336/2023**

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, Plaintiff, and NTUTHUKO MLUNGISI NXUMALO (IDENTITY NUMBER: 800311 5439 081) FIRST DEFENDANT & SINDISIWE PAMELLA NXUMALO (IDENTITY NUMBER: 811223 0490 083) SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R1 446 500.00, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK on TUESDAY the 13TH 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 JOHANNESBURG WEST during office hours.

CERTAIN:

ERF 514 MONDEOR TOWNSHIP

REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 11766 (ONE THOUAND SEVEN HUNDRED AND SIXTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER T23401/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 343 DOWNHAM AVENUE, MONDEOR.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS, DINING ROOM, KITCHEN, 2 BATHROOMS/TOILETS, ENTERTAINMENT AREA, BAR AREA

OUTBUILDING: 1 BIG ROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;
  - (e) Registration conditions;
  - (f) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;
  - (g) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale;
  - (h) The auction will be conducted by the Sheriff, Mr Indran Adimoolum.

Dated at PRETORIA on the 2023-12-05

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955, Ref. N CROUS/MV/MAT78159.

**Case No: 37002/2021**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) PLAINTIFF, Plaintiff, and LESEGO JACOBETH RAMMALA (IDENTITY NUMBER: 850820 0319 089) DEFENDANT**

NOTICE OF SALE IN EXECUTION  
**2024-02-13, 10:00, 1281 CHURCH STREET, HATFIELD**

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 R1 200 000.00, will be held by the SHERIFF OF THE HIGH COURT PRETORIA SOUTH EAST at 1281 CHURCH STREET, HATFIELD on TUESDAY the 13TH 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, PRETORIA SOUTH EAST during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(a) SECTION NO 51 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS23/2017 IN THE SCHEME KNOWN AS THE OVAL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 911 THE HILLS EXTENSION 4 TOWNSHIP LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 87 (EIGHTY SEVEN) SQUARE METRES IN EXTENT; AND

CONTINUES ON PAGE 130 OF BOOK 2

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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(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 ST71190/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND SUBJECT TO THE CONDITIONS IMPOSED BY THE HILLS HOMEOWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2007/016285/08

ALSO KNOWN AS: THE HILLS ESTATE (THE HILLS GAME RESERVE ESTATE), 121 THE OVAL, WILKENS BUNTING ROAD, THE HILLS EXTENSION 4.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS

DOUBLE CARPORT

WALLS: BRICK

ROOF: IRON.

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 PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD, 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 PRETORIA SOUTH EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at PRETORIA on the 2023-12-05

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955. Ref. R ISMAIL/MVDB/MAT69750.

**Case No: 29066/2022**

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 ROFHIWA ERIC MUVHANGO (IDENTITY NUMBER: 870919 5716 087) DEFENDANT**

NOTICE OF SALE IN EXECUTION  
**2024-02-16, 14:00, 127B KITZINGER 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 R750 000.00, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN on FRIDAY the 16TH of FEBRUARY 2024 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BRAKPAN during office hours.

## CERTAIN:

ERF 1057 BRAKPAN NOORD EXTENTION 3 TOWNSHIP  
REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG  
MEASURING 890 (EIGHT HUNDRED AND NINETY) SQUARE METRES  
HELD BY DEED OF TRANSFER T38648/2019  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 2 VICTOR STREET, BRAKPAN NOORD EXTENSION 3.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
OUTBUILDING: 2 GARAGES  
WALLS: PLASTER/PAINT  
ROOF: TILE/FLAT STEEL.

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 KITZINGER 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 on the 2023-12-08

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Tel. 012 361 5640, Fax. 0862396955. Ref. R ISMAIL/MVDB/MAT75914.

Case No: 1828/2017  
DOCEX 3, BLOEMFONTEIN

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Plaintiff, and **KHABANE ISRAEL MOKODUTLO (ID NUMBER: 690830 5607 085)**; and **DIBUO EVELYN MOKODUTLO (ID NUMBER: 850915 0800 086)**, Defendants

## NOTICE OF SALE IN EXECUTION

**2024-02-15, 10:00, BOTHAVILLE MAGISTRATE'S COURT, 31 PRESIDENT STREET, BOTHAVILLE**

In pursuance of a judgment of the above Honourable Court dated 5 December 2020 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 15 February 2024 at 10:00 at before

the Sheriff of BOTHAVILLE held at BOTHAVILLE MAGISTRATE'S COURT, 31 PRESIDENT STREET, BOTHAVILLE.

CERTAIN: ERF 11 MEYERHOF, DISTRICT BOTHAVILLE, PROVINCE FREE STATE  
IN EXTENT : 1204 (ONE THOUSAND TWO HUNDRED AND FOUR) SQUARE METRES.  
HELD BY : DEED OF TRANSFER NO T12063/2013  
SUBJECT TO : THE CONDITIONS THEREIN CONTAINED  
ALSO KNOWN AS: 40 PRESIDENT DRIVE, MEYERHOF, BOTHAVILLE  
CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES  
CONSISTING OF A MAIN: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X FAMILY ROOM, 3X BEDROOMS, 2X BATHROOMS. OUT: 2X GARAGES, 1X BEDROOM, 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, BOTHAVILLE.

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 BOTHAVILLE, PHITI BUILDING, c/o SHAKESPEAR & HOOD AVENUE NO 57, ORKNEY, 2619.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)).
2. Fica-legislation in respect of identity & address particulars.
3. Payment of registration monies.
4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BOTHAVILLE (FD LAING) will conduct the sale.

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

Dated at: BLOEMFONTEIN, 2023-12-01.

McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN, Tel. 0515050200, Fax. 0862184922, Ref. NM8773.

**Case No: 17048/2021**  
**Docex 101, Pretoria**

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

**In the matter between: SB GUARANTEE COMPANY (RF) (PTY) LTD (REG NO. 2006/021576/07) (EXECUTION CREDITOR), and SIBUSISO ANTHONY HLONGWANE (ID NO. 7602175314083) (JUDGMENT DEBTOR)**

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

**2024-02-14, 10:00, BY THE SHERIFF OF THE HIGH COURT CENTURION EAST AT THE SHERIFF'S OFFICE AT 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION**

In pursuance of judgment granted against the Judgment Debtor on 19 June 2023 wherein the Judgment Debtor's immovable property described below was declared specially executable, in the above Honourable Court and under a writ of execution issued thereafter the immovable property belonging to the Judgment Debtor listed hereunder will be sold in execution on WEDNESDAY, 14 FEBRUARY 2024 at 10h00 by the Sheriff of the High Court CENTURION EAST, at the Sheriff's office at 33 Kersieboom Crescent, Zwartkop, Centurion, to the highest bidder, subject to a reserve price of R3,100,000.00:

Description: ERF 2243 IRENE EXTENSION 49 TOWNSHIP,  
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG;  
In extent: 995 (NINE HUNDRED AND NINETY FIVE) SQUARE METRES;  
Physical Address: 69 WILLOW DRIVE, IRENE FARM VILLAGES, IRENE, CENTURION;  
Zoned: SPECIAL RESIDENTIAL;  
HELD by the Judgment Debtor in his name under Deed of Transfer No. T34571/2020.  
IMPROVEMENTS: The following information is given but not guaranteed:  
The improvements on the property consist of the following:  
Description:

The subject property has been improved with a double storey residential dwelling of plastered and painted brick walling, fitted with timber framed glazing under a pitched and tiled roofing structure and with access from the paved driveway at the front of the garages, via a double volume portico, is comprised on the Ground Floor of a double volume entrance foyer, study, guest cloakroom, dining room, formal lounge, open plan kitchen and TV lounge, scullery, enclosed patio with built-in braai and guest suite-comprising a bedroom, kitchenette area, en-suite bathroom and interleading door giving direct access to a single garage. A tiled pedestrian staircase gives access to the Upper Level comprising a landing and passage, three (3) family bedrooms, two (2) family bathrooms and the master suite comprising of a bedroom, private study, dressing room and en-suite bathroom and own private balcony. The scullery backdoor gives access to a paved courtyard passage on the one side of the dwelling giving access to staff bedroom and bathroom. Located at the front left of the dwelling below the upper-level bedrooms is a double garage with interleading door giving direct pedestrian access into the dwelling via the scullery. Situated in the garden area at the back of the dwelling is an unfenced swimming pool with brick paved surround.

The full conditions may be inspected at the office of the Sheriff of the High Court CENTURION EAST, during office hours, at 33 KERSIEBOOM CRESCENT, ZWARTKOP, CENTURION.

Note: Consumer Protection Act 68 of 2008:

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

Dated at: PRETORIA, 2023-11-29.

NEWTONS INC., 2nd Floor, Lobby 3, Brooklyn Forum Building, 337 Veale Street, Nieuw Muckleneuk, Pretoria, Tel. (012) 4250200, Fax. (012) 4609491, Ref. I0007890/Z Magagula/lm.

**Case No: 38640/2021  
29 Parktown North**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FIRSTRAND BANK and as FNB ,  
Plaintiff, and NKONYANA LIZIWE SHEILLA identity number 7502030588089, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-02-08, 10h00, Sheriff of the High Court, Kempton Park / Tembisa, 5 Anemoon Street,  
Glen Marais Ext 1**

Property description E2692 Midstream Estate Ext 31 Township, Registration Division J.R, Province of Gauteng, measuring 900 (nine hundred) square metres in extent Held by Deed of Transfer No T34915/2012

Physical address 170 Mount Augusta Drive, Midstream Estate Ext 31

Zoned : residential

main building/outbuildings/other: 5 bedrooms, 4 bathrooms, TV/living room, dining room, lounge, study, pantry, laundry room, kitchen, 2 garages and swimming pool.

The nature, extent, conditions and existence of the improvements are not guaranteed, warranted or confirmed.

Reserve price : The immovable property will be sold subject to a reserve price of R2 900 000.00

Conditions of sale: kindly take notice that the rules of the auction and conditions of sale may be inspected at the Sheriffs offices, during office hours, at 5 Anemoon Street, Glen Marais Ext 1

Kindly take notice that registration as a buyer is a pre-requisite subject to the following specific conditions:

(a) that the sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, in pursuance of a Judgment granted against the Execution Debtor for money owing to the Execution Creditor; (b) FICA legislation - requirement proof of ID, residential address not older than three (3) months; (c ) Registraton Conditions - any prospective buyer is required to register as a prospective purchaser prior to the commencement of the auction and make payment of the requisite fee of R20 000,00 payable by way of EFT (d) The auctioneer shall be a duly authorised auctioneer of the Sheriff of the High Court, Kempton Park/Tembisa.

Dated at: Johannesburg, 2023-12-08.

A D Hertzberg Attorneys., No 2 Ferngrove, 47 Morsim Road, Hyde Park, Johannesburg, Tel. 0873781313, Ref. Ms N. Radlovic/F2857.

Case No: D7366/2017  
031-3122411

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF, and VIJAYANTHERAN AYIER, FIRST DEFENDANT, and PREMILLA AYIER, SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-02-15, 10:00, Sheriff's Office of Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 15 FEBRUARY 2024 at 10h00 at THE SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN and is subject to a court reserve price of R601 369.00, consisting of:

Description:

PORTION 20 OF ERF 65 SPRINGFIELD

REGISTRATION DIVISION FT

PROVINCE OF KWAZULU-NATAL

IN EXTENT 1126 (ONE THOUSAND ONE HUNDRED AND TWENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T32428/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical Address: 44 CLANCY AVENUE, MORNINGSID, DURBAN

IMPROVEMENTS: A single storey dwelling with brick walls and tiled roof, 1 entrance hall, 1 lounge, 1 family room, 1 dining room, 1 kitchen, 3 bedrooms, 1 shower, 1 toilet, 1 garage, 1 carport, 1 servants quarters, bathroom/toilet

THE PROPERTY IS ZONED: RESIDENTIAL

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

The full conditions of sale shall lie for inspection at the Office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban 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 for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.
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 R 15 000.00 in cash.
6. Registration conditions.
7. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or S D NAICKER
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, 2023-12-15.

RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001, Tel. 031-3122411, Fax. 031-3122730, Ref. Mr D J Stilwell/vs.

Case No: 13812/2021

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 WERNER SWART, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 09H00, SHERIFF'S OFFICE, 80 KANTOOR STREET, LYDENBURG**

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 13812/2021 dated the 8TH AUGUST, 2022, and a Warrant of Execution against Immovable property is to be held with a reserve of R208,000.00 at SHERIFF LYDENBURG, 80 KANTOOR STREET, LYDENBURG on 14TH FEBRUARY, 2024 AT 09 H 00

PROPERTY:

ERF 2834 BURGERSFORT EXTENSION 34 TOWNSHIP  
REGISTRATION DIVISION KT LIMPOPO DIVISION  
MEASURING: 538 (FIVE HUNDRED AND THIRTY EIGHT) SQUARE METRES  
HELD BY DEED OF TRANSFER NO. T 103486/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO CERTAIN RESTRICTS BY BLUE HORISON INVESTMENTS 10 (PROPRIETARY) LIMITED NO. 2005/019802/2007 AND SUBJECT TO THE CONDITIONS IMPOSED BY THE APPIESDORNDRAAI RESIDENTS ASSOCIATION (ASSOCIATION INCORPORATED UNDER SECTION 21) REG. NO. 2006/017756/2008

KNOWN AS 15 THOLWANE CLOSE, BURGERSFORT EXT. 34 (SITUATE IN THE MOTAGANENG ESTATE)

IMPROVEMENTS:

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 Lydenburg, 80 Kantoor Street, Lydenburg 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 Lydenburg, 80 Kantoor Street, Lydenburg.

Dated at: PRETORIA, 2024-01-19.

HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, Tel. 012 325 4185, Fax. 012 328 3043, Ref. DU PLOOY/LM/GP12732 - e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).



Case No: 2017/16431

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

**In the matter between: Access Bank (South Africa) Limited, Applicant, and Ismail, Ebrahim, Respondent**  
NOTICE OF SALE IN EXECUTION

**2024-02-13, 10:00, 139 Beyers Naude Drive, Franklin Roosevelt Park**

In pursuance of a judgement granted on 17 May 2023 in the above Honourable Court, and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution, in accordance with the Consumer Protection Act 68 of 2008 as amended ("the Act"), on 13 February 2024 at 10:00 at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park, to the highest bidder:

Description: Erf 893 Robertsham Township

In Extent: 833 (Eight Hundred and Thirty Three) square metres

Situate at: 130 Harry Street, Robertsham

Zoning: Residential

Improvements: Entrance hall, lounge, dining room, sun room kitchen, separate toilet, 3 x bedrooms and 2 bathrooms. Single garage, laundry, study and staff accommodation. Tiled roof, external walls plastered/painted brick and face brick and swimming pool. (The nature, extend, condition and existence of the improvements are not guaranteed, and are sold "voetstoets").

Held by: Deed of Transfer No. T4587/2012

The full conditions may be inspected at the offices of the Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park.

Dated at: BRYANSTON, 2023-12-19.

KG Tserkezi Incorporated, Unit 3, 4 Homestead Avenue, Bryanston, Tel. (011) 886 0000, Ref. D Tserkezi/sr/MEGA.

Case No: D4834/2021

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

**In the matter between: FirstRand Bank Limited, Execution Creditor, and SHIRAN SHARMA, Execution Debtor (IDENTITY NUMBER: 770805 5271 08 5)**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 10:00, SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 14TH day of FEBRUARY 2024 at 10h00 at the SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN consists of:

Property Description:

The immovable property is described as ERF 31 ATHOLL HEIGHTS REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 6863 (SIX THOUSAND EIGHT HUNDRED AND SIXTY-THREE) SQUARE METRES HELD BY DEED OF TRANSFER ST 18/27666 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED, located in the magisterial district of Durban;

PHYSICAL ADDRESS: 20 ABERFELDY, ATHOLL HEIGHTS, WESTVILLE, KWAZULU- NATAL  
ZONING: VACANT LAND

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

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF'S OFFICE, 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 SHERIFF'S OFFICE, 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)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, 18 SUZUKA ROAD, WESTMEAD, PINETOWN 15 days prior to the date of the sale.

The auction will be conducted by the sheriff, N.B NXUMALO and/or Mrs Raghoo.

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 21 days after the sale.

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, 2023-12-12.

Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban, Tel. 0313609700, Ref. KN//TG/KG/MAT21217.

**Case No: 2508/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT))

**In the matter between: NEDBANK LIMITED, Plaintiff, and KHOSITHI CLEARING & CONSULTANT (PTY) LTD (REG NO 2012/01704507) -1ST DEFENDANT / THULANI EUSSY NKOSI (ID 780718 5268 084) - 2ND DEFENDANT / THULANI EUSSY NKOSI N.O. (IT2492/12) - 3RD DEFENDANT / MXOLISI VINCENT GORDON LEPHOKO N.O. (IT2492/12) - 4TH DEFENDANT / FORTUNATE BONISIWE MABUZA N.O. (IT2492/12) - 5TH DEFENDANT / MUZI MOSES THWALA N.O. (IT2492/12) - 6TH DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 10:00, Magistrate's Court, White River at c/o Mgiyeni Khumalo & Peter Graham Street, White River**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: TED/MAT53940), Tel: 013 752 5390, PORTION 539 (A PORTION OF PORTION 523) OF THE FARM WHITE RIVER 64 REGISTRATION DIVISION J.U, PROVINCE OF MPUMALANGA, MEASURING 9305 (NINE THOUSAND THREE HUNDRED AND FIVE) SQUARE METERS, HELD BY DEED OF TRANSFER NUMBER: T12834/2014 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof ("VOETSTOOTS"):

MAIN BUILDING

STOREY	:	Double other Freestanding
WALLS	:	Plastered
ROOF	:	Concrete
FLOORS	:	Tiles
ROOMS	:	Lounge / Dining Room / Study / 7 Bedrooms / Kitchen / Pantry / 5 Bathrooms / 4 Showers / 7 Toilets

OUT BUILDING		
STOREY	:	Double Attached
WALLS	:	Plastered
ROOF	:	Concrete
FLOORS	:	Tiles
ROOMS	:	2 Bedrooms / 2 Bathrooms / 2 Showers / 2 Toilets
OTHER INFORMATION		
BOUNDARY	:	Unfenced
ZONING	:	Special
OTHER	:	Swimming Pool / Paving

(particulars are not guaranteed) will be sold in Execution to the highest bidder without reserve (as ordered by the Court on 23 May 2023) on 14 February 2024 at 10:00 by the Sheriff of the High Court WHITE RIVER at THE MAGISTRATE'S OFFICE, WHITE RIVER situated at C/O MGIYENI KHUMALO & PETER GRAHAM STREET, WHITE RIVER. Rules of Auction and Conditions of sale may be inspected at Sheriff of the High Court WHITE RIVER at 36 HENNIE VAN TILL STREET, WHITE RIVER.

The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, White River, 36 Hennie Van Till Street, White River during office hours.

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

Registration of a buyer is a pre-requisite subject to condition, inter alia

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

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

(b) Fica-legislation: Requirements proof of ID and residential address

(c) Payment of a Registration fee of R10 000,00 in cash or bank guaranteed cheque or to be determined by the

Sheriff

Dated at: Mbombela, 2024-01-09

Stegmanns Inc, Block C, Streak Street Office Park, 6 Streak Street, Nelspruit, Tel. 0861333402, Fax. 0866863903, Ref. MAT53940.

Case No: 2508/2019

IN THE HIGH COURT OF SOUTH AFRICA

(MPUMALANGA DIVISION, MBOMBELA (MAIN SEAT))

**In the matter between: NEDBANK LIMITED, Plaintiff, and KHOSITHI CLEARING & CONSULTANT (PTY) LTD (REG NO 2012/01704507) -1ST DEFENDANT / THULANI EUSSY NKOSI (ID 780718 5268 084) - 2ND DEFENDANT / THULANI EUSSY NKOSI N.O. (IT2492/12) - 3RD DEFENDANT / MXOLISI VINCENT GORDON LEPHOKO N.O. (IT2492/12) - 4TH DEFENDANT / FORTUNATE BONISIWE MABUZA N.O. (IT2492/12) - 5TH DEFENDANT / MUZI MOSES THWALA N.O. (IT2492/12) - 6TH DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-02-14, 10:00, Magistrate's Court, White River at c/o Mgiyeni Khumalo & Peter Graham Street, White River**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: TED/MAT53940), Tel: 013 752 5390, PORTION 490 (A PORTION OF PORTION 241) OF THE FARM WHITE RIVER 64, REGISTRATION DIVISION J.U, PROVINCE OF MPUMALANGA, MEASURING 1,0002 (ONE COMMA ZERO ZERO ZERO TWO) HECTARES, HELD BY DEED OF TRANSFER NUMBER: T16299/2016 - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"):

MAIN BUILDING		
STOREY	:	Double other Freestanding
WALLS	:	Brick
ROOF	:	Harvey Tile

FLOORS	:	Tiles
ROOMS	:	Lounge / Dining Room / 3 Bedrooms / Kitchen / 2 Bathrooms / 3 Showers / 6 Toilets
OUT BUILDING 1		
STOREY	:	Single
		Freestanding
WALLS	:	Brick
ROOF	:	Harvey Tile
FLOORS	:	Tiles
ROOMS	:	Lounge / 1 Bedrooms / Kitchen / 1 Shower / 1 Toilet / 3 Garages / 2 Carports
OUT BUILDING 2		
STOREY	:	Double Storey
WALLS	:	Brick
ROOF	:	Harvey Tile
FLOORS	:	Tiles
ROOMS	:	Lounge / 2 Bedrooms / Kitchen / 1 Shower / 1 Toilet / Outside braai area
OTHER INFORMATION		
BOUNDARY	:	Fenced / Electric Fence
ZONING	:	Agricultural
OTHER	:	Swimming Pool / Pond / Paving

(particulars are not guaranteed) will be sold in Execution to the highest bidder without reserve (as ordered by the Court on 23 May 2023) on 14 February 2024 at 10:00 by the Sheriff of the High Court WHITE RIVER at THE MAGISTRATE'S OFFICE, WHITE RIVER situated at C/O MGIYENI KHUMALO & PETER GRAHAM STREET, WHITE RIVER. Rules of Auction and Conditions of sale may be inspected at Sheriff of the High Court WHITE RIVER at 36 HENNIE VAN TILL STREET, WHITE RIVER.

The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, White River, 36 Hennie Van Till Street, White River during office hours.

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

Registration of a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirements proof of ID and residential address

(c) Payment of a Registration fee of R10 000,00 in cash or bank guaranteed cheque or to be determined by the Sheriff

(d) Registration condition.

Dated at: Mbombela, 2024-01-09.

Stegmanns Inc, Block C, Streak Street Office Park, 6 Streak Street, Nelspruit, Tel. 0861333402, Fax. 0866863903, Ref. MAT53940.

**Case No: 24698/2022**

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 OMAR SAMSODEEN (IDENTITY NUMBER: 790428 5022 089) DEFENDANT**  
NOTICE OF SALE IN EXECUTION

**2024-02-15, 09:00, 180 PRINCES AVENUE, BENONI**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R500 000.00, will be held by the SHERIFF OF THE HIGH COURT BENONI at 180 PRINCES AVENUE, BENONI on THURSDAY the 15TH of FEBRUARY 2024 at 09:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BENONI during office hours.

CERTAIN:

ERF 1884 ACTONVILLE EXTENSION 6 TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
MEASURING 407 (FOUR HUNDRED AND SEVEN) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T1172/2016  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 1884 MAYET DRIVE, ACTONVILLE EXTENSION 6, BENONI.

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

MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS  
OUTBUILDING: 1 GARAGE  
WALLS: PLASTER/PAINT  
ROOF: PITCH TILE.

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 BENONI, 180 PRINCES AVENUE, BENONI, 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 BENONI.
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;
  - (e) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at: PRETORIA, 2023-12-07.

VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA, Tel. 012 361 5640, Fax. 0862396955, Ref. N CROUS/BV/MAT74284.

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## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****PETER MASKELL AUCTIONEERS****Ngwenya Trading Dbn (Pty) Ltd, (in Liquidation)****(Master's Reference: N000315/2022)****AUCTION NOTICE****2024-01-31, 10:00, <https://bidlive.maskell.co.za>**

Timed online Auction through our Auction Mobility app: <https://bidlive.maskell.co.za/> - Bidding starts on Wednesday, 31 January 2024 commencing at 10h00 & closes \*From 10h00, Thursday, 1 February 2024. Portion 4 of Erf 2243 Pietermaritzburg, Registration Division FT in Msunduzi Municipality, Province of Kwazulu-Natal in extent of 724sqm and known as 431 Hoosen Haffeeje Street, Pietermaritzburg CBD, Kwazulu-Natal held under Title Deed Number: T7186/2019. The property comprises 2 improvements which are more fully described as follows: Improvement 1: This improvement is a double storey and comprises shops and office, workshop and ablution on the ground floor and a 3-bedroom flat with lounge, dining room, kitchen, toilet, bathroom, and a balcony on the upper level. Improvement 2: This improvement is a triple-storey building and comprises of 2 shops partitioned with drywall, ablution, and a rear storage room on the ground floor, large open area with ablution on the first floor and a large open area with ablution on the second floor. The property is occupied by the various parties - Property to be offered with the lease agreements and without the lease agreements. Terms: 10% deposit & 6% + vat agent's comm. on purchase price payable by successful bidder on fall of hammer - FICA to be provided - "Above subject to change without prior notice - Sale subject to confirmation - E&OE.

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg, Tel. (033) 397 1190, Website: [www.maskell.co.za](http://www.maskell.co.za), Email: [danielle@maskell.co.za](mailto:danielle@maskell.co.za).

**BARCO Auctioneers****RYM Transport CC in Liquidation****(Master's Reference: D000208/2021)****Liquidation AUCTION Notification****2024-01-31, 11:00, 12 Johan Road Cnr 1 Deyssel, Honeydew, Roodepoort, Johannesburg.**

Duly instructed by the Liquidator (Kaa Vaal Trust) in the matter of RYM Transport cc with MRN: D000208/2021, Company Registration: 1995/013198/23, we will sell the asset by way of public Auction.

[info@barcoauctioneers.co.za](mailto:info@barcoauctioneers.co.za)

Tel: 010 125 0322

[www.barcoauctioneers.co.za](http://www.barcoauctioneers.co.za)

Wesley Barnard

**Park Village Auctions****Skynet Supermarket (Pty) Ltd (in liquidation)****(Master's Reference: T001431/2023)****Auction Notice****2024-01-30, 11:00, 12 Sixth Road, Hyde Park (Erf 16 - measuring 3 966 square metres)**

Large six bedroom, single storey residential dwelling and outbuildings with tennis court and swimming pool, situated on a large stand.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R25 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, Tel. 011-789-4375, Fax. 011-789-4369, Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).



**Park Village Auctions**  
**Fontana Holdings (Pty) Ltd (in liquidation)**  
**(Master's Reference: G199/2023)**

Invitation to Submit Offers

**2024-02-02, 12:00, 67 Kotze Street, Hillbrow**

Invitation to submit offers by 12:00 on Friday 2 February, 2024.

Shop Front (Counters, Trolleys, Etc.); Shop Floor (Assorted Shelving, Fridges, Freezers, Warmers, Etc.); Hot Meal Replacement (Gas Stoves, Deep Fryer, Cold Meat Slicer, Macadams Oven, Etc.); Bakery (Dough Mixer, Proofer Ovens, Doughnut Fryer, Etc.); Butchery (Meat Slicer, Mincer, Vacuum Sealer, Etc.); Fruit & Veg (Heat Wrap, Juice Extraction Machine, Prep Tables, Etc.); Lot Assorted Stock, Generator, Office Equipment and Much More

Rental lease can be negotiated with Landlord and Franchise Possibility Available

20% deposit on submission of offer, balance within 72 hours of confirmation

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, Tel. 011-789-4375, Fax. 011-789-4369, Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

**Park Village Auctions**  
**Samwol Properties (Pty) Ltd (in business rescue)**  
**(Master's Reference: none)**

Simulcast Auction Notice (onsite with online bidding available)

**2024-01-31, 11:00, 12A Mount Street, Bryanston (Portion 1 of Erf 1027 - measuring 3985 square metres)**

Large triple storey residential dwelling comprising double volume entrance hall, formal lounge, formal dining room, guest cloak room, kitchen, breakfast room, pantry, scullery, two covered entertainment areas, family room, billiards room, additional living room, two courtyards with water features, four bedrooms (two with dressing rooms/en-suite bathrooms), full family bathroom and a main bedroom with large dressing room, pyjama lounge, study, full en-suite bathroom with steam shower. Offices situated above the garages, comprising an open plan office/reception, glass partitioned boardroom, bathroom and kitchen. A wine cellar/bar. Four garages, gate house, two storerooms, a staff cottage comprising a lounge/dining room, three bedrooms, fitted kitchen and bathroom. A timber viewing deck/bar/jacuzzi area, swimming pool and landscaped gardens.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R50 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg, Tel. 011-789-4375, Fax. 011-789-4369, Website: [www.parkvillage.co.za](http://www.parkvillage.co.za), Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za).

**PARK VILLAGE AUCTIONS CENTRAL (PTY) LTD**  
**INSOLVENT ESTATE: C. J TERBLANCHE**  
**(Master's Reference: B150/2022)**

MONTE CHRISTO COUNTRY LODGE IN BLOEMFONTEIN ON AUCTION

**2024-02-07, 11:00, Monte Christo Country Lodge, 16 Du Preez Street, Spitskop**

Duly instructed by the Trustees, we will offer for sale by way of public auction: onsite the following immovable property:

PROPERTY DESCRIPTION: Portion 4 of the Farm Monte Christo 2696, Spitskop Bloemfontein Title Deed Nr: T24091/2007, Registered size: 2.0390 HA

GUEST HOUSE & ACCOMMODATION: Reception Area: Welcoming space, elegantly designed for guest check-ins and information, Dining Room: Spacious and beautifully decorated, ideal for guest breakfasts, lunches, and dinners, Kitchen: Fully equipped, professional-grade kitchen to cater to all dining requirements, Conference/Boardroom: State-of-the-art facilities for corporate events and meetings, Office and Storage Area: Well-organized office space and ample storage for operational efficiency, Self-Catering Units (6): Each unit includes a bathroom, small kitchen, and laundry/worker room, offering guests a home-away-from-home experience, Guest Rooms (17): Double-storey, each with a private bathroom, tastefully furnished for comfort and luxury.

RESIDENCE: Luxurious Bedrooms (8): All with en-suite bathrooms, combining modern elegance with comfort, Versatile Living Spaces: Includes two living rooms connected to an open-plan dining area and kitchen, perfect for family gatherings or guest entertainment, Modern Kitchen: Features a separate pantry and scullery, equipped with high-end appliances, Loft Area: Spanning 300 sqm, suitable for a variety of uses like entertainment or additional guest space, Outdoor Lounge and Braai Area: Covered by the main building's roof, offering a serene space for relaxation and social gatherings, Swimming Pool and Lapa: Partially covered pool area, ideal for leisure and hosting events.

TERMS AND CONDITIONS R 10 000.00 refundable registration deposit payable. 5% Buyers commission plus VAT is payable on Immovable Property, 15 % Deposit payable on the fall of the hammer. For the balance the purchaser must provide a bank guarantee 30 days after confirmation. 14-day confirmation period applicable on Immovable property. No invoices will be split and no changes will be made to the entity in which you buy. Auctioneer: Nico Maree/Juan Maree. All finance must be preapproved. FICA requirements (id & proof of residence) must be met. No transactions will be finalised without complying with the FICA requirements. Auction is subject to a reserve price. All prospective bidders must pre-register and pay the registration deposit before viewing the properties. General auction rules are available on the Park Village website. The auction rules are in accordance with Section 45 of the Consumer Protection Act 68 of 2008, which is available on our website - URL [http://www.parkvillageauctions.co.za/wp-content/uploads/2013/10/Rules\\_of\\_Auction.pdf](http://www.parkvillageauctions.co.za/wp-content/uploads/2013/10/Rules_of_Auction.pdf)

Juan Maree 076 317 9955 | Hennie Gouws 083 675 7117 | Office 051 430 2300, c/o R64 & Valencia Road, Waterbron, Bloemfontein 9301, Tel. 051 430 2300, Website: [www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za), Email: [bloem3@parkvillage.co.za](mailto:bloem3@parkvillage.co.za), Ref. MONTE CHRISTO COUNTRY LODGE.

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**ROOT-X AFRICA AUCTIONEERS CC**  
**ZANNELIZE (PTY) LTD (IN LIQ): T1981/23**  
**(Master's Reference: T1981/23)**

**AUCTION NOTICE**

**2024-01-27, 10:00, 43C WELLINGTON STREET, BODORP, GEORGE, WESTERN-CAPE**

VARIOUS BUTCHERY EQUIPMENT, MACHINERY, GENERATOR AND MORE GOING ON AUCTION.  
TERMS: R5000 REFUNDABLE REGISTRATION FEE.

DIRK PIENAAR, 526 ATTERBURY ROAD, MENLO PARK, Tel. 0123487777, Fax. 0123488121, Website: [www.rootx.co.za](http://www.rootx.co.za), Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za), Ref. L11495.

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**Eli Ströh Auctioneers**  
**Sokisi Transport (Pty) Ltd (in liquidation)**  
**(Master's Reference: L655/2021)**

**AUCTION SALE OF A WELL-LOCATED INDUSTRIAL BUILDING WITH RESIDENTIAL COMPONENT**

**2024-02-08, 11:00, 2 COSTER STREET, PHALABORWA, LIMPOPO**

PROPERTIES: Erf 1859 and 1860 Phalaborwa Extension 1, Registration Division LU, Ba-Phalaborwa Local Municipality, Limpopo

MEASURING: Erf 1859 - 2509m<sup>2</sup> & Erf 1860 - 2200m<sup>2</sup>: Total: 4709m<sup>2</sup>

DESCRIPTION: This specific property is in the industrial area but there is a residential component, retail component, office component and a

bus station component on the property; Liquor store; Offices consisting of a reception area, 2 x offices and a conference room; 4 x Overnight

rooms; Ablutions; 2 x Open areas for parking of busses and motor vehicles

LOCATION: The property is located in Phalaborwa in very close proximity of the CBD but in the industrial area. Auction arrows will be erected.

AUCTIONEERS NOTE: All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers or visit our webpage.

CONDITIONS OF SALE: 10% (TEN PERCENT) deposit for each property on day of the auction and the balance to be paid in cash or acceptable guarantees to be delivered within 30 (THIRTY) days after date of confirmation, confirmation within 14 (FOURTEEN) days after date of sale. The rules of auction and sale conditions will be read out prior to the sale, terms and conditions available on request. All potential buyers to register before the auction and proof of identity and residential address are required. The auctioneer reserves the right to withdraw any properties prior to the auction without notice.

Stephen van der Spek, Platinum Place, 2 Watermelon Street, Platinum Park, Bendor, Polokwane, Limpopo, Tel. (015) 287 - 3300, Fax. (086) 691 - 7845, Website: [www.elistroh.co.za](http://www.elistroh.co.za), Email: [auctions@elistroh.co.za](mailto:auctions@elistroh.co.za).

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**VENDOR AUCTIONEERS**

**AJC DOUGLAS**

**(Master's Reference: T0360/2022)**

**INSOLVENT ESTATE AUCTION**

**2024-02-01, 11:00, 7 COUNTESSSES AVE, WINDSOR, GAUTENG**

THE UNIT COMPRISES OF A BEDROOM, BATHROOM, LOUNGE AND KITCHEN.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD, Tel. 0124038360, Website: [www.venditor.co.za](http://www.venditor.co.za), Email: [monique@venditor.co.za](mailto:monique@venditor.co.za), Ref. 15494.

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**Vans Auctioneers**

**Insolvent Estate: Jason Jordaan**

**(Master's Reference: T2073/22)**

**2 X 2 BEDROOM HOMES ON ONE STAND!! BOKSBURG NORTH, GAUTENG!**

**2024-01-31, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)**

**AUCTION OF: 63 1ST STREET, BOKSBURG NORTH, GAUTENG**

Erf size: ± 743 m<sup>2</sup>

**Improvements:**

This property consist of two houses exactly the same on both sides, divided with a wall that separate the garden into two.

Each house consist of:

Lounge, Dinning Room, Kitchen, 2 x bedrooms, 1 x bathroom, Carport & Domestic room

R50,000 registration fee, 10% deposit plus commission: Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za)

Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria.

Tel 086 111 8267 | Auctioneer: Johan van Eyk.

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria, Tel. 086 111 8267, Fax. 086 112 8267, Website: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za), Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za), Ref. Chanel.

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