



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 693

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2023

No. 48277

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## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
not be held responsible for the quality of  
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**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

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

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

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

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: 2405/2018

Docex: 18

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

In the matter between: **FIRSTRAND BANK LIMITED, Plaintiff and ALETTA MAGRITHA KOTZE (ID NO: 6009050062087), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF'S OFFICES, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

CERTAIN: PORTION 1 OF ERF 4089 BLOEMFONTEIN (EXTENSION 21) DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE. IN EXTENT: 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRES. HELD BY DEED OF TRANSFER NO T4393/2008. Better known as 1 PLETTENBERG STREET, DAN PIENAAR, BLOEMFONTEIN. THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF 2 UNITS: Unit 1: Entrance hall, lounge, dining room, kitchen, study, scullery, 4x bedrooms, 2x bathrooms, shower, 2x toilets, 2x garages, servant room, bathroom/toilet Unit 2: Family room, kitchen, bedroom, bathroom, shower, toilet (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 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, 2023-03-13.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMK1385.

Case No: 2869/2021

Docex: 18

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

In the matter between: **ABSA BANK LIMITED, Plaintiff and LILIAN KLEYN N.O., 1<sup>st</sup> Defendant, ELMARIE KLEYN N.O., 2<sup>nd</sup> Defendant and L PRETORIUS N.O. [1<sup>st</sup> to 3<sup>rd</sup> Defendants cited in their capacities as duly authorised trustees of the Eben-Haeser Trust 1, IT1299/95], 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF'S OFFICES, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

CERTAIN: ERF 6205 ASHBURY (EXTENSION 2), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE; IN EXTENT 2428 (TWO THOUSAND FOUR HUNDRED AND TWENTY EIGHT) SQUARE METRES; HELD BY DEED OF TRANSFER NO T17639/2007. BETTER KNOWN AS LEE-MARCO CENTRE, HEATHERDALE ROAD, HEIDEDAL, BLOEMFONTEIN PROVINCE FREE STATE. THE PROPERTY IS ZONED: GENERAL BUSINESS / RETAIL. A SINGLE STOREY NEIGHBOURHOOD CONVENIENCE SHOPPING CENTRE WITH SUFFICIENT PARKING ON SITE AND IN STREET. CONSISTING OF 12 SHOPS; IN-HOUSE TOILET FACILITIES TO INDIVIDUAL SHOPS, WITH NO PUBLIC FACILITY AVAILABLE; 33 MARKED PAVED PARKING LOTS (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 Bloemfontein East's offices 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 East 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, 2023-03-13.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: FMA0044.

**Case No: 882/2020**

**Docex: 18**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and LENEL GERHARD OOSHUIZEN (ID NO: 6808085016087), 1<sup>st</sup> Defendant and YVETTE SONJA OOSTHUIZEN (ID NO: 6806150115081), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 13:15, MAGISTRATE'S COURT, SOUTHEY STREET, HARRISMITH**

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

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

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: FML0071.

**Case No: 3170/2019**

**Docex: 18**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and JOHANNES GIDEON ANDRIES SLABBERT (ID NO: 7608255141080), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF'S OFFICES, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

ERF 14637 BLOEMFONTEIN (EXTENSION 90), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE, IN EXTENT 1177 (ONE THOUSAND ONE HUNDRED AND SEVENTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T30491/2007, SUBJECT TO THE CONDITIONS THEREIN



CONTAINED, BETTER KNOWN AS 2 RAATH STREET, FICHARDTPARK, BLOEMFONTEIN PROVINCE FREE STATE, THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF: DOUBLE STORY DWELLING CONSISTING OF: ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, 3X BEDROOMS, 2X BATHROOMS, SHOWER, TOILET, 2 GARAGES, SERVANT ROOM, STOREROOM, OUTSIDE BATHROOM/TOILET, SWIMMING POOL, LAPA, BORE HOLE, BURGLARPROOFING

(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 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, 2023-03-13.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMS2673.

**Case No: 2006/2018**

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

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Ronald Fortuin, First Defendant, Eleanor Ann Fortuin, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, At the Sheriff's office, 48 Church Way, Strandfontein**

In pursuance of a judgment granted on the 6th August 2018 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 12 April 2023 at 09:00, by the Sheriff of the High Court Mitchells Plain South, at the Sheriff's office, 48 Church Way, Strandfontein to the highest bidder subject to no reserve

Description: Erf 13490 Mitchells Plain, in the City of Cape Town, Cape Division, Western Cape Province

In extent: 220 (two hundred and twenty) square metres

Held by: Deed of Transfer no. T52741/1994

Address: Known as 3 Aegean Street, Mitchells Plain

Zoned: Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 11.75% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Semi-detached brick and mortar dwelling, covered under tiled roof, tiled floors, two (2) bedrooms, kitchen, lounge, one bathroom and one toilet, boundary is fenced with vibracrete

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

6. The Purchase shall immediately on demand by the Sheriff, pay the sheriff's commission as follows : 6% on the first R100 000.00 of the proceeds of the sale; 3.5% on R100 001.00 to R400 000.00; and 1.5% on the balance of the proceeds of the Sale, subject to a maximum commission of R40 000.00 plus VAT and a minimum

of R3 000.00 plus VAT (inclusive in all instances of the Sheriff's bank charges and after expenses incurred in paying the proceeds into his or her Trust Account), which Commission shall be paid by the Purchaser.

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Mitchells Plain South - 021 393 3171.

Dated at Claremont, 2023-03-14.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021) 683-3553. Fax: (021) 671-3829. Attorney Ref: DEB11540/dvl.

**Case No: 229/2022**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Phalo David Mdingi, Identity Number: 830404 5751 08 6, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-14, 10:00, Sheriff's Office, 68 Perkins Street, North End, Gqeberha**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R500,000.00, to the highest bidder on 14th day of April 2023 at 10:00 at the Sheriff's Office, 68 Perkins Street, North End, Gqeberha. A Unit consisting of: - Section Number 50 as shown and more fully described on Sectional Plan Number SS304/2013 in the scheme known as SHUMBALALA VILLAGE in respect of the land and building or buildings situate at SOUTH END, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY 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 virtue Deed of Transfer No. ST14470/2013 Situated at: 50 SHUMBALALA VILLAGE, FRERE CLOSE, SOUTH END, PORT ELIZABETH. The Conditions of Sale will be read prior to the sale and may be inspected at the 68 Perkins Street, North End, Gqeberha. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance Hall, 1 x Lounge, Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower, WC, Parking Bay, Open Patio.

Dated at Gqeberha, 2023-02-08.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1189. Attorney acct: Minde Schapiro & Smith Inc.

**Case No: 6009/2021**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and KABELO PRINCE RALETEBELE (ID NUMBER: 900218 5237 08 5) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, 182 PROGRESS STREET, LINDHAVEN, ROODEPOORT**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R428 235.63, will be held by the Sheriff ROODEPOORT, at 182 PROGRESS STREET, LINDHAVEN, ROODEPOORT on FRIDAY the 14TH APRIL 2023 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff ROODEPOORT during office hours: A UNIT CONSISTING OF (A) SECTION NO. 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS293/1996, IN THE SCHEME



KNOWN AS SHINGWEDZI LODGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT WELTEVREDENPARK EXTENSION 74 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 73 (SEVENTY THREE) SQUARE METRES IN EXTENT: AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST5660/2021 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. MAGISTERIAL DISTRICT: JOHANNESBURG WEST. ALSO KNOWN AS: UNIT 10 SHINGWEZI LODGE, 4615 CNR THEUNIS & ALBERT STREETS, WELTEVREDENPARK EXT 74, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 X BEDROOMS; 2 X BATHROOMS; 1 X LOUNGE, 1 X KITCHEN, CARPORT; OUTER WALL FINISHING: PLASTER; ROOF: TILES; INNER FLOOR FINISHING: TILES. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008; (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R30,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF ROODEPOORT SOUTH'S OFFICE, 10 LIEBENBERG STREET, ROODEPOORT. TELEPHONE NUMBER: (011) 760- 2505.

Dated at PRETORIA, 2023-03-14.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DG40247.

**Case No: 28781/2021**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and OBED ITUMELENG MOUMAKWE (ID NUMBER: 850726 5358 08 1) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2023-04-13, 10:00, NR 91 GENERAL HERTZOG STREET, THREE RIVERS**

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 R234 000.00, will be held by the Sheriff VEREENIGING, at NR 91 GENERAL HERTZOG STREET, THREE RIVERS on THURSDAY the 13TH APRIL 2023 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff VEREENIGING during office hours: ERF 3341 STRETFORD EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 331 (THREE HUNDRED AND THIRTY ONE) SQUARE METRES, HELD UNDER DEED OF TRANSFER T19756/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ALSO KNOWN AS: 3341 ASH STREET, STRETFORD EXTENSION 1, VEREENIGING, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling house with tiled roof consisting of: 2 bedrooms, kitchen, lounge, toilet, bathroom. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R10,000.00 (in cash); (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at

THE SHERIFF VEREENIGING'S OFFICES, NR 91 GENERAL HERTZOG STREET, THREE RIVERS.  
TELEPHONE NUMBER: (016) 100-9000.

Dated at PRETORIA, 2023-03-14.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DH39952.

**Case No: 30336/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and VUSI DANIEL MAHLANGU, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-14, 10:00, THE SHERIFF'S OFFICE, ROODEPOORT NORTH: 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In pursuance of a judgment granted by this Honourable Court on 8 FEBRUARY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R600 000.00, by the Sheriff of the High Court ROODEPOORT NORTH, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 21 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS45/2002, IN THE SCHEME KNOWN AS NEW ORLEANS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WILGEHEUWEL EXTENSION 17 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, 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 NO. ST42264/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: SECTION NO. 21 NEW ORLEANS, 91 EMILY HOBHOUSE STREET, WILGEHEUWEL EXTENSION 17, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG WEST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: 2 GARAGES

Dated at PRETORIA, 2023-02-09.

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: F10403/DBS/N FOORD/CEM.

**Case No: 1918/2019**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and CORNELIUS PETRUS BOTHA, 1<sup>st</sup> Defendant and HELENA GERTRUIDA BOS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-13, 10:00, IN FRONT OF THE MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO**

In pursuance of a judgment granted by this Honourable Court on 2 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R893 688.68, by the Sheriff of the High Court ERMELO at IN FRONT OF THE MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ERMELO: CNR KERK & JOUBERT STREETS, ERMELO, 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 4081 ERMELO EXTENSION 17 TOWNSHIP, REGISTRATION DIVISION I.T., PROVINCE MPUMALANGA, MEASURING 1 136 (ONE THOUSAND ONE HUNDRED AND THIRTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T12076/2008, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND SUBJECT TO SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED

(also known as: 86 DAN VAN HEERDEN STREET, ERMELO EXTENSION 17, MPUMALANGA)

MAGISTERIAL DISTRICT: MSUKALIGWA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, 4 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 2 GARAGES & FLATLET: BEDROOM, BATHROOM, KITCHEN, LOUNGE

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff for Ermelo, 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 Sheriff's office, Cnr Kerk & Joubert Streets, Ermelo, 24 hours prior to the auction.

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

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

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

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

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

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

Dated at PRETORIA, 2023-02-16.

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: G10677/DBS/N FOORD/CEM.

**Case No: 40869/2020**

**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 MALEKA DAVID MAHLANGU, 1<sup>st</sup> Defendant and IVY MAGDELINE GADIFELE MAHLANGU, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-17, 09:00, THE ACTING SHERIFF'S OFFICE, GA-RANKUWA: 62 LUDORF STREET, BRITS**

In pursuance of a judgment granted by this Honourable Court on 26 AUGUST 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 R175 000.00, by the Acting Sheriff of the High Court GA-RANKUWA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, GA-RANKUWA: 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 11795 MABOPANE-X TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 400 (FOUR HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T18707/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: STAND 11795, MABOPANE-X, GAUTENG)

MAGISTERIAL DISTRICT: MADIBENG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, DINING ROOM, KITCHEN, 2 BATHROOMS, TOILET, GARAGE, OUTSIDE TOILET, STEEL SHELTER

Dated at PRETORIA, 2023-02-17.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12118/DBS/N FOORD/CEM.

**Case No: 26440/2022**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Plaintiff and Bongiwe Ludidi, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-02-28, 10:00, Pursuant to a judgement obtained, a sale in execution will be held, with a reserve price of at least R1 300 000.00, by the Sheriff Pretoria South-East at 1281 Church Street, Hatfield, Pretoria**

**PROPERTY DESCRIPTION**

A unit consisting of:-

(a) Section No. 1 as shown and more fully described on the Sectional Plan No SS224/2004, in the scheme known as MP 6950 in respect of the land and building or buildings situate at ERF 6950 MORELETAPARK EXTENSION 60 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 260 (TWO HUNDRED AND SIXTY) square metres in extent; and

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

Held by Deed of Transfer No ST18465/2010

STREET ADDRESS: UNIT 1B MP 6950 COMPLEX, MEADOWRIDGE ESTATE, TIMBAVATI ROAD, MORELETAPARK EXT 60, PRETORIA, GAUTENG also known as 1B LONDOLOZI STREET, MEADOW RIDGE ESTATE, MORELETAPARK EXT 60, PRETORIA, GAUTENG situated within the PRETORIA (TSHWANE) MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard:

DOUBLE STOREY DUET CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 2 GARAGES AND A SWIMMING POOL

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Sheriff Pretoria South East at 1281 CHURCH STREET, HATFIELD, PRETORIA, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-02-06.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS / MAT12449.

Case No: 6586/2014

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and THOMAS ARNOLDUS MOSTERT, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-18, 10:00, THE SHERIFF'S OFFICE, VREDENBURG: 4 DORP STREET, VREDENBURG**

In pursuance of judgments granted by this Honourable Court on 9 OCTOBER 2014 and 15 SEPTEMBER 2016, a Warrant of Execution issued on 7 OCTOBER 2016, and an Order in terms of Rule 46A(9)(a) granted on 16 JANUARY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R805 000.00, by the Sheriff of the High Court VREDENBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, VREDENBURG: 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 9161 SALDANHA, SITUATE IN THE MUNICIPALITY OF SALDANHA BAY, DIVISION MALMESBURY, WESTERN CAPE PROVINCE, IN EXTENT: 453 (FOUR HUNDRED AND FIFTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T82032/2001, SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED

(also known as: 22 PELORUS STREET, SALDANHA, WESTERN CAPE)

MAGISTERIAL DISTRICT: MALMESBURY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

RESIDENTIAL PROPERTY BUILT WITH CEMENT, BRICKS UNDER A TILED ROOF COMPRISING OF: KITCHEN, LOUNGE, 3 BEDROOMS, 1 1/2 BATHROOMS, 2 GARAGES

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 Sheriff 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, 4 Dorp Street, Vredenburg, 24 hours prior to the auction.

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

7. All bidders are required to pay R10 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 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 the date of possession to the date of transfer.

Dated at PRETORIA, 2023-02-13.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U16573/DBS/N FOORD/CEM.



Case No: 60230/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and KAYA BACH TUTU, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-18, 09:00, THE SHERIFF'S OFFICE, SANDTON SOUTH: UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

In pursuance of a judgment granted by this Honourable Court on 11 AUGUST 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 400 000.00, by the Sheriff of the High Court SANDTON SOUTH, to the highest bidder.

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

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

ERF 753 WENDYWOOD EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1450 (ONE THOUSAND FOUR HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T142833/1999, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 46 EDMUND STREET, WENDYWOOD EXTENSION 8, SANDTON, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, SCULLERY, LAUNDRY, PANTRY, 4 BEDROOMS, 3 BATHROOMS, 2 SEPARATE TOILETS, 2 BALCONIES/PATIOS, DRESSING ROOM, GYM/SPA & OUTBUILDINGS: STORE ROOM, 3 GARAGES, STAFF QUARTERS, BATHROOM

Dated at PRETORIA, 2023-02-09.

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: U19553/DBS/N FOORD/CEM.

Case No: 3810/2018

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O, Plaintiff and JOHANNES RUDOLPH VENTER, 1<sup>st</sup> Defendant and NORMA ANN VENTER, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 14:00, THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD & GOVAN MBEDI AVENUE, CENTRAL, PORT ELIZABETH**

In pursuance of a judgment granted by this Honourable Court on 20 AUGUST 2019, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 110 000.00, by the Sheriff of the High Court PORT ELIZABETH SOUTH at THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD & GOVAN MBEDI AVENUE, CENTRAL, PORT ELIZABETH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PORT ELIZABETH SOUTH: 2 COTTON HOUSE, ALBANY ROAD, CENTRAL, PORT ELIZABETH, 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 629 THEESCOMBE, IN THE NELSON MANDELA METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE, IN EXTENT: 1 794 (ONE THOUSAND SEVEN HUNDRED AND NINETY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T16411/2005CTN. SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 18 MELSETTER ROAD, LOVEMORE HEIGHTS, PORT ELIZABETH, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, FAMILY ROOM, STUDY, KITCHEN, 5 BEDROOMS, 3 BATHROOMS, SEPARATE TOILET, SCULLERY & OUTBUILDING: 8 GARAGES, STAFF QUARTERS, TOILET AND SHOWER & OTHER FACILITIES: SWIMMING POOL, ELECTRONIC GATE, SECURITY SYSTEM

Dated at PRETORIA, 2023-02-13.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S9183/DBS/N FOORD/CEM.

**Case No: 26257/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff and JUSTICE SIBISI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-13, 10:00, THE SHERIFF'S OFFICE, VEREENIGING: 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

In pursuance of a judgment granted by this Honourable Court on 9 NOVEMBER 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 R263 783.48, by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

ERF 3552 LAKESIDE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 478 (FOUR HUNDRED AND SEVENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T61480/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: STAND 3552, LAKESIDE, VEREENIGING, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-02-07.

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: F9587/DBS/N FOORD/CEM.

**Case No: 9693/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MARTIENS DYSEL, 1<sup>st</sup> Defendant and ETHEL AMELDA MAGDALENE DYSEL, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-14, 11:00, THE SHERIFF'S STOREROOM, OUDTSHOORN STORAGE, ST SAVIOUR STREET, OUDTSHOORN**

In pursuance of a judgment granted by this Honourable Court on 25 APRIL 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R404 000.00, by the Sheriff of the High Court OUDTSHOORN at THE SHERIFF'S STOREROOM, OUDTSHOORN STORAGE, ST SAVIOUR STREET, OUDTSHOORN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, OUDTSHOORN: 7 HIGH STREET, OUDTSHOORN, 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.

REMAINDER ERF 1448 OUDTSHOORN, SITUATE IN THE MUNICIPALITY AND DIVISION OF OUDTSHOORN, PROVINCE OF THE WESTERN CAPE, IN EXTENT 928 (NINE HUNDRED AND TWENTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T22057/1997, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 81 RAND STREET, OUDTSHOORN, WESTERN CAPE)

MAGISTERIAL DISTRICT: OUDTSHOORN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

SINGLE STOREY FREESTANDING BRICK UNDER CONCRETE DWELLING COMPRISING OF: LOUNGE, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, TOILET, TILED FLOORS

RULES OF AUCTION:

1. This sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
  2. The Rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Oudtshoorn, 7 High Street, Oudtshoorn.
  3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
    - (a) Directive of the Consumer Protection Act, 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 deposit of R10 000.00 in cash or bank guaranteed cheque.
    - (d) Registration conditions.
  4. Advertising costs at current publication rates and sale costs according to court rules apply.
  5. The office of the Sheriff Oudtshoorn will conduct the sale with the auctioneer being SB Naidu.
- Dated at PRETORIA, 2023-01-24.

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: U19119/DBS/N FOORD/CEM.

**Case No: 02/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and PHINDELA WELLINGTON KUNENE - EXECUTION DEBTOR**

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

**2023-04-14, 10:00, The mortgaged property, Stand 291, LangeLOOP**

DESCRIPTION:

PORTION 229 OF ERF 107, HECTORSPRUIT EXTENSION 1 TOWNSHIP / REGISTRATION DIVISION J.U., PROVINCE OF MPUMALANGA / MEASURING 420 (FOUR HUNDRED AND TWENTY) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T9920/2019 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: STAND 291, LANGELOOP.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 3 X bedrooms / 1 X bathroom / 1 X shower / 2 X wc / 1 X carports / 2 X porch - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R450 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the



purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, SUITE NO. 34 FAR EAST LODGE, TONGA MAIN ROAD / 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, 2023-02-24.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FK0077.

**Case No: 1255/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and HENDRICK JOHANNES STEPHANUS BEKKER N.O. - FIRST EXECUTION DEBTOR / ISABEL AUGUSTA BREYTENBACH - SECOND EXECUTION DEBTOR and THE AMSTER OF THE HIGH COURT NELSPRUIT - THIRD EXECUTION DEBTOR**

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

**2023-04-12, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

**DESCRIPTION:**

ERF 170, JACKAROO PARK, WITBANK TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 1635 (ONE THOUSAND SIX HUNDRED AND THIRTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T93315/2002 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 312 PATRICIA STREET, JACKAROO PARK, WITBANK.

Main dwelling - residential home: 10 X BEDROOM / 10 X BATHROOM / 1 X LOUNGE / 1 X TV ROOM / 1 X DINING ROOM / CARPORTS / FENCE : PREFAB WALLS - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R700 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 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 (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, 2023-02-02.

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 / FB0083.

**Case No: 1695/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and HENDRIK STEPHANUS PIENAAR - 1ST EXECUTION DEBTOR and ADELE EMMERENTIA PIENAAR - 2ND EXECUTION DEBTOR**

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

**2023-04-12, 09:00, The Sheriff's Office, Plot 31, Zeekoeiwater, Cnr Gordon & Francois Streets, Emalahleni**

**DESCRIPTION:**

A unit consisting of - (a) Section No 117 as shown and more fully described on Sectional Plan No. SS724/06 in the scheme known as VICTORIAN HEIGHTS 1 in respect of the land and building or buildings situate at ERF 3 VICTORIAN HEIGHTS TOWNSHIP, LOCAL AUTHORITY : EMALAHLENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 64 (sixty four) square meters in extent; and (b) an undivided share in the common property in the scheme apportion to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY DEED OF TRANSFER ST107764/2006 (Better known as UNIT 117 VICTORIAN HEIGHTS, PAUL SAUER STREET, REYNO RIDGE, WITBANK and hereinafter referred to as "the mortgaged property") IMPROVEMENTS - (Not guaranteed): 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOMS, 1 X CAR PORT, Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R400 000.00. 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. 7. The full conditions of sale may be inspected at PLOT 31, ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.

Dated at NELSPRUIT, 2023-01-24.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK/ FP0045.

**Case No: 4447/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED – EXECUTION CREDITOR and DOULAS DANNIS CHIBI - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 10:00, In front of the MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO**

DESCRIPTION:

REMAINING EXTENT OF ERF 692 ERMELO, TOWNSHIP / REGISTRATION DIVISION I.T., PROVINCE OF MPUMALANGA / MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T8813/2016. /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 96 CLOETE STREET, ERMELO.

Main dwelling - residential home: 1 X lounge / 1 x dinning room / 1 X study / 1 X kitchen / 4 X bedrooms / 3 X bathroom / 1 X showers / 3 X wc / 1 X dressing room / 2 X out garage / 1 X servant room / 1 X laundry / 1 X store room / 1 X braai room - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R700 000.00. / 2.The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3.The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4.Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6.Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7.The full conditions of sale may be inspected at SHERIFF'S OFFICES, 59 CHURCH STREET, ERMELO. / 8. 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>) / 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, 2023-01-25.

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 / FC0037.

**Case No: 2885/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and NKOSANA JUSTICE MNGOMEZULU - FIRST EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

**DESCRIPTION:**

ERF 5584 KLARINET, EXTENSION 8, WITBANK TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 307 (THREE HUNDRED AND SEVEN) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T15249/2018 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: STAND 5584 KLARINET, EXTENSION 8, WITBANK .

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 2 X bedrooms / 1 X bathroom / 1 X wc - Nothing in this regard is guaranteed. / 1. The sale shall be subject to a reserve price in the amount 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 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, 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 (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, 2023-01-25.

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 / FM0343.

**Case No: 387/2017**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Benjamin Bennet Cupido, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-06, 10:00, A sale in execution will be held, without reserve, by the sheriff Mafikeng at 24 James Watt Crescent, Industrial Sites, Mafikeng**

PROPERTY DESCRIPTION: ERF 3394 MAFIKENG EXTENSION 33 TOWNSHIP, REGISTRATION DIVISION J.O., LOCAL MUNICIPALITY OF MAFIKENG

NORTH WEST PROVINCE, MEASURING: 691 SQUARE METRES

HELD BY DEED OF TRANSFER NO T3652/2009

STREET ADDRESS: 3394 SHARK STREET, MAFIKENG EXTENSION 33, MAFIKENG, NORTH WEST PROVINCE, situated in the MAHIKENG MUNICIPALITY AND MOLOPO MAGISTERIAL DISTRICT

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard:

4 bedroomed house with main ensuite, extra bathroom, lounge, diningroom and kitchen with 2 car ports. Facebrick house under tile roof.

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Mafikeng, 24 James Watt Crescent, Industrial Sites, Mafikeng, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-03-14.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS/MAT10212.

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**Case No: 36012/2019**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Phutiyagae Anthony Motuba, First Judgment Debtor and Lesego Motuba, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-06, 10:00, A sale in execution will be held, without reserve, by the Sheriff Cullinan at NO. 1 First Street, Cullinan**

PROPERTY DESCRIPTION: ERF 2961 SITUATED IN THE TOWNSHIP OF MAHUBE VALLEY EXTENSION 2; REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 280 SQUARE METRES

HELD BY DEED OF TRANSFER NO T119812/2007

STREET ADDRESS: 2961 (41) LERATONG STREET, MAHUBE VALLEY EXTENSION 2, PRETORIA, GAUTENG, situated within the TSHWANE CENTRAL (MAMELODI) MAGISTERIAL DISTRICT AND CITY OF TSHWANE METROPOLITAN MUNICIPALITY.

IMPROVEMENTS: The property has been improved with the following, although no guarantee is given in this regard:

Property comprising of a dwelling constructed of brick with a tile roof, consisting of a lounge, kitchen, 2 bedrooms, 1 bathroom, 1 toilet.

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff CULLINAN, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-03-14.

Attorneys for Plaintiff(s): PDR Attorneys Incorporated (Established in 2004 as Petzer, Du Toit and Ramulifho), Corner Stanza Bopape and Richard Street, Hatfield, Pretoria. Telephone: (012) 342-9895. Fax: (012) 342-9790. Attorney Ref: JJ STRAUSS/MAT2357.

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**Case No: 21223/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: WATERFIELD PARK BODY CORPORATE - Judgment Creditor and TAMMY KGAUGELO SILINDA - 1st Judgment Debtor, LEBOHANG MOKOKA - 2nd Judgment Debtor, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 3rd Judgment Debtor and STANDARD BANK LIMITED - 4th Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 09:00, Acting Sheriff Johannesburg East - 21 Hubert Street, Westgate, Johannesburg.**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 4 October 2022, the property listed below will be sold in execution by the Acting Sheriff Johannesburg East, on the 12th of April 2023 at Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, at 09:00 to the highest bidder.

## PROPERTY:

1. Section no. 110, in the scheme known as WATERFIELD PARK, WITH SCHEME NUMBER 148/1996, under Title Deed ST 23020/2018 which is better known as UNIT 110, WATERFIELD PARK, 187 ADELAIDE ROAD, LINMEYER, JOHANNESBURG in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 65 (Sixty Five square metres) sqm. in extent; and
2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan
3. Held by Deed of Transfer ST 23020/2018

ALSO KNOWN AS: UNIT 110, WATERFIELD PARK, 187 ADELAIDE ROAD, LINMEYER, JOHANNESBURG.

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

The property comprising of: Lounge, 2 Bedrooms, 1 Kitchen, 1 Bathroom

## THE CONDITIONS OF SALE

The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.

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

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

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

Rules of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R 50.000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque or eft 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 \_\_\_\_\_ 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 purchase price being secured in full condition.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate to be discussed.

Dated at Roodepoort, 2023-02-28.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: WAT5/0017.

**Case No: 16658/2022**

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

**In the matter between: WATERFIELD PARK BODY CORPORATE - Judgment Creditor and JOAO CANCO-1st Judgment Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 2nd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 09:00, Acting Sheriff Johannesburg East - 21 Hubert Street, Westgate, Johannesburg.**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 14 September 2022, the property listed below will be sold in execution by the Acting Sheriff Johannesburg East, on the 12th of April 2023 at Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, at 09:00 to the highest bidder.

## PROPERTY:

1. Section no. 44, in the scheme known as WATERFIELD PARK, WITH SCHEME NUMBER 148/1996, under Title Deed ST 65888/2006 which is better known as UNIT 44, WATERFIELD PARK, 187 ADELAIDE ROAD,



LINMEYER, JOHANNESBURG in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 63 (Sixty-Three square metres) sqm. in extent; and

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

3. Held by Deed of Transfer ST 65888/2006

ALSO KNOWN AS: UNIT 44, WATERFIELD PARK, 187 ADELAIDE ROAD, LINMEYER, JOHANNESBURG.

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

The property comprising of: Lounge, 2 Bedrooms, 1 Kitchen, 1 Bathroom, Carport

#### THE CONDITIONS OF SALE

The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.

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

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

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

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

Rules of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction.

All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R 50.000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque or eft 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 \_\_\_\_\_ 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 purchase price being secured in full condition.

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of, to be discussed.

Dated at Roodepoort, 2023-02-28.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: WAT5/0006.

**Case No: 1192/22**

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

**In the matter between: Nedbank Ltd, Plaintiff and Chad Kemsley, First Defendant and Robin-Leigh Kemsley (formerly Dodgen), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-05, 11:00, Sheriff Goodwood, Unit B5, Coleman Business Park, Coleman Street, Elsie's River**

The following property will be sold in execution by PUBLIC AUCTION held at SHERIFF GOODWOOD, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER to the highest bidder with a court reserve of R520 000,00 on WEDNESDAY, 5TH APRIL 2023 at 11H00:

ERF 39687 GOODWOOD

IN EXTENT 271 (TWO HUNDRED AND SEVENTY ONE) Square metres

HELD BY DEED OF TRANSFER T36246/2006

Situate at 45 AURORA CRESCENT, SALBERAU, ELSIES RIVER

#### CONDITIONS OF SALE

1. The full and complete conditions of sale will be read immediately before the sale and will lie for inspection at the offices of the Sheriff. 2. The following information is furnished but not guaranteed: FREESTANDING SINGLE STORY, HARVEY TILE ROOF, LOUNGE/DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM & TOILET. 3. The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or electronic transfer on the day of the sale. The balance including interest shall be

paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff 21 days after the sale.4.The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendants for monies owing to the Plaintiff.5.The Auction will be conducted by the Sheriff Goodwood (Mr F Van Greunen) or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:Direction of the Consumer Protection Act 68 of 2008 (URL<http://www.info.gov.za/view/downloadFileAction?id=99961>)Rules of the auction and conditions of sale may be inspected at the Sheriff's office (Unit B5, Coleman Business Park, Coleman Street, Elsies River), 24 hours prior to the auction. All bidders are required to present their Identity Document together with proof of residence for FICA compliance.6.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.7.The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale.

Dated at CLAREMONT, 2023-02-02.

Attorneys for Plaintiff(s): STBB Attorneys, Buchanan's Chambers, 2nd Floor, Cnr Warwick / Pearce Roads, Claremont. Telephone: 021-6734700. Attorney Ref: D JARDINE/WACH7443.

**Case No: CA2834/2021**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and ROBERT LESLIE ARMITAGE, 1<sup>st</sup> Defendant and AMANDA LYN ARMITAGE, 2<sup>nd</sup> Defendant**

Sale In Execution

**2023-04-13, 11:00, Sheriff, 120 Main Road, Strand**

In execution of judgment in this matter, a sale will be held on THURSDAY, 13 APRIL 2023 at 11H00 at THE SHERIFF, 120 MAIN ROAD, STRAND, of the immovable property described as:

ERF 2132 GORDON'S BAY, in the City of Cape Town, Stellenbosch Division, Western Cape Province

IN EXTENT: 744 Square Metres,

Held under Deed of Transfer No: T24534/2016

ALSO KNOWN AS: 49 PROTEA DRIVE, GORDON'S BAY

IMPROVEMENTS (not guaranteed):

Main house: open plan kitchen, living room and dining area, 2 x bedrooms, 2 x bathrooms, entertainment area, swimming pool.

BACHELOR FLAT: open plan kitchen & living room, 1 x bedroom, 1 x bathroom

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

2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price in cash or bank guaranteed cheque or an EFT on the day of the sale.

3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 14 (fourteen) days after the sale.

4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of condition 7(b).

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R\_\_\_\_\_ per month from \_\_\_\_\_ to date of transfer.

6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff.

7. The auction will be conducted by the Sheriff: Ms M Davids.

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

9. 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>)

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

11. All bidders are required to pay R10 000-00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at Cape Town, 2023-02-27.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4786. Fax: 021 464 4880. Attorney Ref: PALR/dg/NED2/3187.

**Case No: 7967/2022**  
**Docex: (021)683-3553**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and DERICK LE KAY, First Defendant and PEARL MARGARET LE KAY, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, At the Sheriff's office, 48 Church Way, Strandfontein**

In pursuance of a judgment granted on the 15th June 2022 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 12 April 2023, at 09:00, by the Sheriff of the Court Mitchells Plain South, at the Sheriff's office, 48 Church Way, Strandfontein to the highest bidder subject to a reserve of R400 000.00 (four hundred thousand rand)

Description: Erf 28889 Mitchells Plain, in the City of Cape Town, Cape Division, Province of the Western Cape

In extent: 140 (one hundred and forty) square metres

Held by: Deed of Transfer no. T92401/2006

Address: Known as 1 Spring Street, Eastridge

Zoned : Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 6.800% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Semi-detached duplex brick and mortar dwelling covered under an asbestos roof, floors are tiled, consisting of three (3) bedrooms, kitchen, lounge, shower and toilet, garage and carport. Boundary is fenced with a brick wall and vibracrete

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

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

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Mitchells Plain South 021 393 3171.

Dated at Claremont, 2023-03-16.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email : [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021)683-3553. Fax: (021)671-3829. Attorney Ref: DEB12170/dvl.



**Case No: 2006/2018**  
**Docex: (021)683-3553**

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Ronald Fortuin, First Defendant and Eleanor Ann Fortuin, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, At the Sheriff's office, 48 Church Way, Strandfontein**

In pursuance of a judgment granted on the 6th August 2018 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 12 April 2023 at 09:00, by the Sheriff of the High Court Mitchells Plain South, at the Sheriff's office, 48 Church Way, Strandfontein to the highest bidder subject to no reserve

Description: Erf 13490 Mitchells Plain, in the City of Cape Town, Cape Division, Western Cape Province

In extent: 220 (two hundred and twenty) square metres

Held by: Deed of Transfer no. T52741/1994

Address: Known as 3 Aegean Street, Mitchells Plain

Zoned : Residential

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

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

3. Payment: 10% of the purchase price must be paid in cash or bank guaranteed cheque at the time of the sale, and the balance (plus interest at 11.75% per annum calculated on the Applicant's claim from the date of sale to the date of transfer) against registration of transfer, which amounts are to be secured by approved bank guarantee to be delivered within twenty-one (21) days of the sale

4. The following improvements are stated but not guaranteed : Semi-detached brick and mortar dwelling, covered under tiled roof, tiled floors, two (2) bedrooms, kitchen, lounge, one bathroom and one toilet, boundary is fenced with vibracrete

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

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

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Mitchells Plain South - 021 393 3171.

Dated at Claremont, 2023-03-14.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021)683-3553. Fax: (021)671-3829. Attorney Ref: DEB11540/dvl.

**Case No: 4059/2021**  
**Docex: Docex 4, Bloemfontein**

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), PLAINTIFF and MZIWANDILE BENEDICT NGESI (IDENTITY NUMBER 681112 5698 088), DEFANDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-05, 11:00, THE OFFICE OF THE SHERIFF, 366 STATEWAY, DOORN, WELKOM**

## PROPERTY DESCRIPTION:

CERTAIN: ERF 1047 WELKOM, EXTENSION 1, DISTRICT WELKOM PROVINCE, FREE STATE;  
IN EXTENT: 1 487 (ONE FOUR EIGHT SEVEN) SQUARE METRES;

HELD BY: DEED OF TRANSFER NUMBER T27150/2006;

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

REG DIVISION: WELKOM RD;

SITUATED AT: 99 TORONTO ROAD, ST HELENA, WELKOM, PROVINCE FREE STATE

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

1 LOUNGE; 1 DINING ROOM; 3 BEDROOMS; 1 TV ROOM; 1 KITCHEN; 2 BATHROOMS; 1 BATHROOM ENSUITE; OUTBUILDINGS : 1 GRANNY FLAT; 1 GARAGES; 1 SWIMMING POOL; 1 SEPARATE TOILET;

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

## TAKE FURTHER NOTICE:

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

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

3. The sale in execution is conducted in accordance to the Directions of the CONSUMER PROTECTION ACT 68 OF 2008 as Amended, in pursuant of an order granted against the 1ST DEFENDANT for money owing to the PLAINTIFF. (URL<http://www.iknfo.gov.za/view/DownloadFileAction?id=99961>)

3.1 Fica-legislation in regards of identity & address particulars.

3.2 Payment of registration fees.

3.3 Registration conditions.

3.4 Registration amount R10 000.00;

3.5 The offices of THE SHERIFF WELKOM, AT 366 STATEWAY, DOORN, WELKOM, WITH AUCTIONEER CLAYTON PETER BROWN will conduct the sale;

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

4. The conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF WELKOM, AT THE OFFICE OF THE SHERIFF, 366 STATEWAY, DOORN WELKOM, WITH AUCTIONEER CLAYTON PETER BROWN who will conduct the sale;

Dated at BLOEMFONTEIN, 2023-03-16.

Attorneys for Plaintiff(s): EG Cooper Majiedt Incorporated, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK4428. Attorney Acct: 01001191566.

Case No: 16804/2022

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 KHANYISILE ZONDO (IDENTITY NUMBER: 711113 0510 08 2), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-12, 10:00, Sheriff of the High Court, Sheriff Soweto East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and warrant granted on 8 July 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 12 April 2023 at 10:00 by the Sheriff of the High Court Sheriff Soweto East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder:- CERTAIN: ERF 1013 MOFOLO NORTH TOWNSHIP, SITUATED: 34 FUNANI STREET, MOFOLO NORTH, 1852, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 317 (THREE HUNDRED AND SEVENTEEN) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), OUTBUILDING: 1 X GARAGE (ESTIMATED),

FLATLET: 1 X BEDROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED), OTHER: WALLS (EXTERIOR): FACEBRICK, WALLS (INTERIOR): PLASTER, ROOF COVERING: ASBESTOS. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property prepared by a Professional Associated Valuer - Brian Leslie Butler dated 8 June 2022. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANT KHANYISILE ZONDO, with Identity Number: 711113 0510 08 2 under his name under Deed of Transfer No. T50461/2007. 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 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za. REF. EVS/EJ/IB002207, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, Tel: (012) 492 5617, Fax: 086 664 1624

Dated at 2023-03-14.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817-4727. Fax: 086 501 6399. Attorney Ref: EVS/EJ/IB002207.

**Case No: 66882/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and JACOB MASEKAMENG TOKA (IDENTITY NUMBER: 670706 5823 08 4), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-04, 11:00, Sheriff of the High Court, Sheriff Randburg South West at 24 Rhodes Street, Kensington B, Randburg**

In pursuance of a judgment and warrant granted on 21 October 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 4 April 2023 at 11:00 by the Sheriff of the High Court, Sheriff Randburg South West at 24 Rhodes Street, Kensington B, Randburg to the highest bidder:- CERTAIN: A UNIT CONSISTING OF - (A) SECTION NO 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS249/95, IN THE SCHEME KNOWN AS LOS ALAMOS OESTE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NORTHGATE EXTENSION 12 TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 68 (SIXTY EIGHT) SQUARE METRES IN EXTENT; AND (B) AN UNDIVED 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 ST004712/2007. SITUATED: 9 LOS ALAMOS OESTE, 166 MONTROSE AVENUE, NORTHGATE EXTENSION 12, 2169, MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 2 X BATHROOMS, 1 X CARPORT, 1 X SWIMMING POOL IN THE COMPLEX. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 8 January 2022 and prepared by the Deputy Sheriff Randburg South West: Mr S Crous. The Deputy Sheriff gained access to the property when the inventory was compiled). HELD by the DEFENDANT, JACOB MASEKAMENG TOKA (IDENTITY NUMBER: 670706 5823 08 4) under his name under Deed of Transfer No. ST004712/2007. The full conditions may be inspected at the offices of the Sheriff of the High Court Randburg South West at 24 Rhodes Street, Kensington B, Randburg. 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 4707, FAX: 086 501 6399, E-MAIL: evschalkwyk@lgr.co.za. REF. EVS/ELZANNE JACOBS/IB001423, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617, FAX: 086 664 1624.

Dated at Pretoria, 2022-09-14.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, PTA. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817-4707. Fax: 086 501 6399. Attorney Ref: EVS/ELZANNE JACOBS/IB001423.

Case No: 6601/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and SIMONE HENDRICKS, Identity Number 850626 0109 085 (First Defendant), JOHN HENDRICKS, Identity Number 550929 5080 084 (Second Defendant) and JENNIFER JOAN HENDRICKS, Identity Number 550408 0010 081 (Third Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 11H00, AT THE PREMISES OF THE SHERIFF, 131 ST GEORGES STREET, SIMONS TOWN**

1. Property: 27 EAST LAKE DRIVE, MARINA DA GAMA
2. Domicile: 27 EAST LAKE DRIVE, MARINA DA GAMA

In execution of a judgment of the above honourable court dated 21 OCTOBER 2020, the undermentioned immovable property of the Defendants will be sold in execution on Wednesday, 12 April 2023 at 11:00 at the SHERIFF'S OFFICES, 131 ST GEORGES STREET, SIMONS TOWN.

ERF 126529 CAPE TOWN, in the City of Cape Town, Division Cape, Western Cape Province in respect of the land and building or buildings situate at 27 EAST LAKE DRIVE, MARINA DA GAMA, in the area of the City of Cape Town, in extent 186 square metres.

Held by Deed of Transfer No T13009/2015

ALSO KNOWN AS: 27 EAST LAKE DRIVE, MARINA DA GAMA

## CONDITIONS OF SALE:

1. The sale is subject to:
  - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
  - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
  - 1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.
2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:  
BRICK DWELLING UNDER A TILED ROOF COMPRISING OF 2 X BEDROOMS, 1 X LOUNGE, 1 X KITCHEN, 1 X BATHROOM / TOILET AND A SINGLE GARAGE
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, SIMONS TOWN and at the offices of the undersigned.
5. Advertising costs at current publication rates and sale costs according to court rules apply.
6. A reserve price of R1 100 000.00.

Dated at TYGER VALLEY, 2023-01-12.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 5800. Attorney Ref: G M de Wet/AVZ/ZA584.

Case No: D6571/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Applicant and MONWABISI MNCEDISI MAKHEDAMA MHLONGO (Identity Number: 900126 5027 085), Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 10:00, SHERIFF DURBAN COASTAL at SHERIFF'S OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 29TH MARCH 2021 in terms of which the following property will be sold in execution on 13th of APRIL 2023 at 10:00 by the SHERIFF DURBAN COASTAL at SHERIFF'S OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN to the highest bidder with reserve of R416 000.00; Section Number 5 as shown and more fully described on Sectional Plan No SS225/1991, in the scheme known as JOUNGFRU 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 49 (FORTY-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 by DEED OF TRANSFER NUMBER ST24081/2018 RE METRES SUBJECT TO THE CONDITIONS CONTAINED THEREIN SITUATED AT: UNIT 5 JOUNGFRAU, 23 MAPLE ROAD, MORNINGSIDE, DURBAN ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2XBEDROOMS, BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF DURBAN COASTAL. The office of the Sheriff for DURBAN COASTAL 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 R15 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 DURBAN COASTAL at SHERIFF'S OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN

Dated at SANDTON, 2023-02-15.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Fax: THE1797/0048. Attorney Ref: ABSA/GUNKO.

**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

**2023-04-12, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, BRAAMFONTEIN**

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 12th of APRIL 2023 at 09h00 by the ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, BRAAMFONTEIN 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 Palm Ridge, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. 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. 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, PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at ILLOVO.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/AM/S1663/7750.

**Case No: 1860/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and PERMAL NAIDOO (IDENTITY NO: 590308 5006 088), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF WITBANK at SHERIFF'S OFFICE, PLOT 31 ZEEKOEWEATER, CNR OF  
GORDON ROAD & FRANCOIS STREET, WITBANK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 2nd SEPTEMBER 2022 in terms of which the following property will be sold in execution on 12th APRIL 2023 at 10:00 by the SHERIFF WITBANK at SHERIFF'S OFFICE, PLOT 31 ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK to the highest bidder with reserve of R360 000.00; ERF 1175 WITBANK EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.S., THE PROVINCE OF MPUMALANGA, MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T13344/2008. SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 14 VISAGIE STREET, WITBANK EXTENSION 8 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3xXBEDROOMS, WALLS INSIDE THE HOUSE ARE BROKEN DOWN, HOUSE IS LIKE A SHELL (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 WITBANK. The office of the Sheriff for WITBANK 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 WITBANK at PLOT 31 ZEEKOEWEATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK. SERVICE ADDRESS: C/O: ALTUS NEL, WELTHAGEN & GELDENHUYS ATTORNEYS 19 BEYES NAUDE STREET MIDDELBURG

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: AM De La Hunt / Nk/ S1663/8367.

**Case No: 27306/2021**

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 NOMFUNDO BONGWE (Id No: 731203 1146 089), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-04, 10:00, SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN  
ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 29th of SEPTEMBER 2022 in terms of which the following property will be sold in execution on 4th APRIL 2023 at

10:00 by the SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with reserve of R570 000.00: A Unit consisting of: (a) SECTION NO. 18 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS49/2000 IN THE SCHEME KNOWN AS TAMARA MEWS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ORMONDE EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 67 (SIXTY SEVEN) SQUARE METRES IN EXTENT; and (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST8436/2001, SUBJECT TO THE CONDITIONS CONTAINED THEREIN. SITUATED AT: UNIT NO. 18 TAMARA MEWS, 1175 CORWEN ROAD, ORMONDE EXTENSION 26 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 2X BEDROOMS, 1X LOUNGE, 1X KITCHEN, 1X BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office JOHANNESBURG WEST. The offices of the Sheriff for JOHANNESBURG WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK

Dated at SANDTON, 2023-02-01.

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/NK/S1663/8128.

**Case No: 15801/2018**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LIMITED (Registration No. 2013/222429/07), Applicant/Plaintiff and BRENDON BRADLEY ABRAHAMS (ID: 780120 5429 081), 1st Respondent/Defendant and CARMEN WINIFRED ABRAHAMS (ID: 791020 0222 084), 2nd Respondent/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 11:30, SHERIFF WYNBERG SOUTH at 73 KUDU AVENUE LOTUS RIVER**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 09TH September 2021 in terms of which the following property will be sold in execution on the 12th of April 2023 at 11:30 by SHERIFF WYNBERG SOUTH at 73 KUDU AVENUE LOTUS RIVER to the highest bidder with reserve of R615 000.00: ERF 10068 GRSSY PARK, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT 206 (TWO HUNDRED AND SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T61005/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; ("the property") ERF 10069 GRASSY PARK IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT 226 (TWO HUNDRED AND TWENTY-SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T61005/2014; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; ("the property") SITUATED AT: ERF 10068 and ERF 10069 - 73 KUDU STREET, LOTUS RIVER, WESTERN CAPE and ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LOUNGE, KITCHEN, BATHROOM, 3XBEDROOMS, CARPORT, AN OUTSIDE TOILET (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 SHERIFF WYNBERG SOUTH The offices of the Sheriff for SHERIFF WYNBERG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive

of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF WYNBERG SOUTH, NO. 7 ELECTRIC ROAD WYNBERG

Dated at SANDTON, 2023-02-16.

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: NK/HOU82/0104.

**Case No: 40191/2021**

**Docex: DX 136, PRETORIA**

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

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

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

**2023-04-06, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, NO. 1 FIRST STREET, CULLINAN**

In terms of a judgment granted on 18 FEBRUARY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 6 APRIL 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, NO. 1 FIRST STREET, CULLINAN, subject to a reserve of R80 000.00 (EIGHTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 11644 MAMELODI TOWNSHIP REGISTRATION DIVISION J.R., GAUTENG PROVINCE MEASURING : 297 (TWO HUNDRED AND NINETY SEVEN) SQUARE METRES HELD BY THE DEFENDANT IN HER NAME BY DEED OF TRANSFER T142866/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : Stand 11644, 35 Golden Street, Mamelodi MAGISTERIAL DISTRICT : CULLINAN IMPROVEMENTS 2 x Bedrooms, 1 x Bathroom, 1 x Kitchen, 1 x Lounge, secured with a gate 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, NO. 1 FIRST STREET, CULLINAN. 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 by way of cash or 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

Dated at PRETORIA, 2023-03-10.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrnsen Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT10603 / TH.

**Case No: 13990/2021**

**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 Mookho Selina Motsoeneng, Defendant**

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

**2023-04-12, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**



In terms of a judgement granted on 8 APRIL 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 12 APRIL 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder, subject to a reserve of R750 000.00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 27 REWLATCH TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 592 (FIVE HUNDRED AND NINETY TWO) SQUARE METRES Held under Deed of Transfer No. T35034/2016 SUBJECT TO SUCH CONDITIONS AS CONTAINED THEREIN Street address : 116 Victoria Road, Rewlatch IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Garage OUTBUILDINGS : 1 x Bedroom, 1 x Carport The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : JOHANNESBURG 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) (Fica-Legislation, proof of identity and address and particulars. (c) 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. (d) Registration Conditions. (e) The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or bank guaranteed cheque or eft on the date of the sale. (f) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale. (g) 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. (h) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-03-14.

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 / MAT7999 / TH.

Case No: 190/2019

IN THE HIGH COURT OF SOUTH AFRICA

(North West High Court Mahikeng (Republic of South Africa))

In the matter between: **FIRSTRAND BANK LTD (Plaintiff) and CHIBELA NKONDE (Respondent)**

NOTICE OF SALE IN EXECUTION

**2023-04-06, 10:00, 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG**

Be pleased to take notice that in Execution of a Judgement of the NORTH WEST HIGH COURT - MAHIKENG, in the suit, a sale WITH RESERVE will be held at 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG on THURSDAY the 6th APRIL 2023 at 10h00 of the under mentioned property of the Respondent on the conditions which may be inspected at the offices of the Sheriff at 24 JAMES WATT CRESCENT, INDUSTRIAL SITES, MAHIKENG prior to the sale. Certain: A UNIT CONSISTING OF: (a) SECTION NO. 3 AS SHOWN AND MORE FULLY DESCRIBED IN SECTIONAL PLAN NUMBER SS9/2008, IN THE SCHEME KNOWN AS KEGOMODITSWE FLATS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MMABATHO - 2 TOWNSHIP, LOCAL AUTHORITY OF THE MAHIKENG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 47 (FORTY SEVEN) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST0443/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. Also known as: 3 Lea Mangope Street, Mmabatho, Unit 2 Zoned: Residential Improvements: (Please note that nothing is guaranteed and/or no warranty is given in respect thereof). Main building - , 1 bedroom flat with open plan kitchen, lounge and bathroom

Dated at MAHIKENG, 2023-03-15.

Attorneys for Plaintiff(s): COETZER & PARTNERS, c/o HERMAN SCHOLTZ ATTORNEY ATTORNEY FOR APPLICANT, Lanric 59, Shippard Street Extension Mahikeng, 2745. Telephone: 018 381 0258 / 064 541 0776. Fax: 018 381 0269 / 086 406 6345. Attorney Ref: SCHOLTZ/Shakirah/N5041.

**Case No: 143/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[North West High Court Mahikeng (Republic of South Africa)]

**In the matter between: FIRSTRAND BANK LTD (Plaintiff) and THOMAS VAN ZYL (Respondent)**

NOTICE OF SALE IN EXECUTION

**2023-04-04, 10:00, ACTING SHERIFF POTCHEFSTROOM, MR A.L. SHABALALA'S OFFICE: 79 PETER MOKABA STREET, POTCHEFSTROOM**

Be pleased to take notice that in Execution of a Judgement of the NORTH WEST HIGH COURT - MAHIKENG, in the suit, a sale WITH RESERVE will be held at ACTING SHERIFF POTCHEFSTROOM, MR A.L. SHABALALA'S OFFICE: 79 PETER MOKABA STREET, POTCHEFSTROOM on TUESDAY the 4th APRIL 2023 at 10h00 of the under mentioned property of the Respondent on the conditions which may be inspected at the offices of the Sheriff at ACTING SHERIFF POTCHEFSTROOM, MR A.L. SHABALALA'S OFFICE: 79 PETER MOKABA STREET, POTCHEFSTROOM ACTING SHERIFF POTCHEFSTROOM, MR A.L. SHABALALA'S OFFICE: 79 PETER MOKABA STREET, POTCHEFSTROOM prior to the sale. Certain: A UNIT CONSISTING OF: (a) SECTION NUMBER 99 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS342/2005, IN THE SCHEME KNOWN AS VILLA DE BELL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 424 DASSIERAND TOWNSHIP, LOCAL AUTHORITY: TLOKWE CITY COUNCIL LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 36 (THIRTY SIX) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST0103339/2015 AND SUBJECT TO SUCH CONDITIONS AS SET IN THE AFORESAID DEED OF TRANSFER. (c) AN EXCLUSIVE USE ARE DESCRIBED AS PARKING P99 MEASURING 13 (THIRTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS VILLA DE BELL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF DASSIERAND TOWNSHIP, LOCAL AUTHORITY: TLOKWE CITY COUNCIL LOCAL MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS342/2005 HELD BY NOTARIAL DEED OF CESSION NUMBER SK15/06874 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION Also known as: GERRIT MARITZ STREET, POTCHEFSTROOM Zoned: Residential Improvements: (Please note that nothing is guaranteed and/or no warranty is given in respect thereof). Main building - ,2 x bedrooms, 1 x kitchen, 1 x bathroom, 1 x carport (similar 2 bedroom unit in same complex)

Dated at MAHIKENG, 2023-03-15.

Attorneys for Plaintiff(s): COETZER & PARTNERS, c/o HERMAN SCHOLTZ ATTORNEY ATTORNEY FOR APPLICANT, Lanric 59, Shippard Street Extension Mahikeng, 2745. Telephone: 018 381 0258 / 064 541 0776. Fax: 018 381 0269 / 086 406 6345. Attorney Ref: SCHOLTZ/Shakirah/N5189.

**Case No: 5098/2019**

**Docex: Docex 450, Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(LIMPOPO DIVISION, POLOKWANE)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg Number: 1962/000738/06), Plaintiff and LUKAS JOHANNES VAN DER MERWE (Identity Number: 580829 5113 089), 1st Defendant and JOHANNA CHRISTINA VAN DER MERWE (Identity Number: 641028 0185 088), 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 10:00, Sheriff Lephalale at No 8 Snuifpeul Street, Onverwacht**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF Rule 31(2)(a), Rule 46(1)(a)(ii) and Rule 46A which was made an order of Court on 15 OCTOBER 2020 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result, the undermentioned property will be put up for auction by the Sheriff Lephalale on 13 April 2023 at its offices situated at No 8 Snuifpeul Street, Onverwacht at 10H00. The property is: ERF 1786 ELLISRAS EXTENSION 16 TOWNSHIP REGISTRATION DIVISION: L.Q NORTHERN PROVINCE MEASURING: 2268 (TWO THOUSAND

TWO HUNDRED AND SIXTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER: T92823/2001 SUBJECT TO THE CONDITIONS THEREIN CONTAINED, INCLUDING THE RESERVATION OF MINERAL RIGHTS (ALSO KNOWN AS: 9 HARDEKOOL STREET, ELLISRAS) 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 1x family room 3x bedroom 2x bathroom Outbuilding 2x Garage 1x bedroom 1x bathroom Site Improvements Walling Paving 1. The property is the immovable property of the Defendants in which is located in Magisterial District of Lephalale. 2. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. No reserve price was set by the High Court. 3. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 4. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorneys, and shall be furnished to the Sheriff with days after the sale. 5. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 7. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office Sheriff Ellisras, No:8 Snuipeul Street, Onverwacht, 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, 2023-02-13.

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/MV/PR3956.

**Case No: 2018/00063**

**Docex: Docex 450, Johannesburg**

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

**In the matter between: ABSA BANK LIMITED Plaintiff and JONATHAN, TUMO RICHARD, Defendant**

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

**2023-04-04, 11:00, SHERIFF SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 17 AUGUST 2022, a sale will be held at the office of the sheriff SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG on 4 APRIL 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the sheriff SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG, subject to a reserve price set at R377,000.00. A Unit consisting of - (a) Section No. 134 as shown and more fully described on Sectional Plan No. SS654/2014, in the scheme known as SOHO LOFTS BROADWAY - FOURWAYS in respect of the land and building or buildings situate at FOURWAYS EXTENSION 58 TOWNSHIP. LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 61 (SIXTY ONE) square meters in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No: ST74411/2017. SITUATED AT: UNIT 134, SOHO LOFTS BROADWAY - FOURWAYS, SOHO LANE, FOURWAYS EXT. 58 (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: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus v.a.t. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, 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 24 RHODES STREET, KENSINGTON B, RANDBURG. The office of 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.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 - SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG.

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: JR4553/J266/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 31431/2020

Docex: Docex 450, Johannesburg

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LTD, First Plaintiff and  
ABSA BANK LIMITED, Second Plaintiff and MOLEFE, SOKA SAUL, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-05, 11:30, SHERIFF GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET,  
EDENVALE**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 8 SEPTEMBER 2022, a sale will be held at the office of the sheriff GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE on 5 APRIL 2023 at 11H30 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE, subject to a reserve price set at R950,000.00. ERF 1044 PRIMROSE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T9772/2019 SITUATED AT: 06 ORANGE AVENUE, PRIMROSE, GERMISTON Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 SEPARATE TOILET, 3 CARPORTS 1 FLATLET/COTTAGE/SERVANT'S QUARTER WITH 1 BEDROOM, 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOT" 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 Attorney, 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 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE. The office of the Sheriff - GERMISTON NORTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions - no person will be allowed on the premises if they are not registered for FICA and CPA THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - GERMISTON NORTH at 22 VOORTREKKER STREET, CNR OF 2nd STREET, EDENVALE.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6367/M1045/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 46949/2017

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Company Reg Nr: 1962/000738/06), Plaintiff and TANTURE PHARMACEUTICALS (PROPRIETARY) LTD (Company Reg Nr : 2003/016840/07), First Defendant, TICHA ABRAHAM MUREHWA (Identity number: 730321 6073 180), Second Defendant and MUTSA FUNEKI SIBANDA (Identity number: 730928 6059 082), Third Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-03-28, 11:00, SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 26 APRIL 2018 in terms of which the following property will be sold in execution on 28 MARCH 2023 at 11h00 by the offices of the SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder without a reserve price CERTAIN: REMAINING EXTENT OF HOLDING 424 GLEN AUSTIN AGRICULTURAL HOLDING EXTENSION 1 REGISTRATION DIVISION: J.R. PROVINCE: GAUTENG MEASURING: 8566 (EIGHT THOUSAND AND SIXTY SIX) SQUARE METRES IN EXTENT HELD BY: DEED OF TRANSFER NO T.157484/2006 ZONED: RESIDENTIAL SITUATED AT: REMAINING EXTENT OF HOLDING 424 GLEN AGRICULTURAL HOLDING EXTENSION Domicilium citandi et executandi -UNIT 90, CEDAR ROAD, VORNA VALLEY INVENTORY:) DOULE STOREY, FREESTANDING, BRICK, BLOCK, ROOF CEMENT, CARPETS, LOUNGE, DINING, ROOM, STUDY, 6 BEDROOMS, KITCHEN, SCULLERY, LAUNDRY, 4



BATHROOMS, 4 SHOWERS, 4 BATH, 5 TOILETS (improvements not guaranteed) (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 HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE. The Sheriff HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE.during normal office hours Monday to Friday. C/O VAN EDEN ATTORNEYS 426 Kinross Avenue Faerie Glen Pretoria Tel: 012 991 0071 / Fax: 086 514 4354

Dated at ROODEPOORT, 2022-12-15.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: T24/318899/NM.

**Case No: 3763/2019**

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 NTOMBIZETHU ELLAINE MASINA (IDENTITY NUMBER: 7109220423083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF WITBANK, PLOT 31 ZEEKOEWATER,CNR OF GORDON ROAD AND FRANCIOS WITBANK**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 07TH OCTOBER 2022 in terms of which the following property will be sold in execution on 12 APRIL 2023 at 10h00 by The SHERIFF WITBANK, PLOT 31 ZEEKOEWATER,CNR OF GORDON ROAD AND FRANCIOS WITBANK. to the highest bidder with reserve price of R700 000.00 CERTAIN: ERF 3600 KWA-GUQA EXTENSION 5 TOWNSHIP REGISTRATION DIVISION: J.S PROVINCE: MPUMALANGA MEASURING: 243 (TWO HUNDRED AND FOURTY THREE) SQUARE METRES AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T1732/2013 SITUATED AT: HIGHVELD GARDEN,4 FLAT KWAGUQA EXT 1035 CHOSEN DOMICILIUM CITANDI INVENTORY: 2 BEDROOMS,1 BATHROOM,1 KITCHEN,1 LOUNGE/DINING ROOM (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the THE SHERIFF WITBANK at PLOT 31 ZEEKOEWATER,CNR OF GORDON ROAD AND FRANCIOS WITBANK The Sheriff WITBANK will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of THE SHERIFF WITBANK at PLOT 31 ZEEKOEWATER,CNR OF GORDON ROAD AND FRANCIOS WITBANK during normal office hours Monday to Friday. c/o KRUGER & BEKKER ATTORNEYS 32 WALTER SISULU STREET, MIDDELBURG DOCEX 9,

MIDDELBURG PO BOX 1399 MIDDELBURG 1050 TEL: 013 282 4880 FAX: 013 282 4899 DIRECT FAX: 086 54 0461 E-MAIL: HIGHCOURT@KRUGERBEKKER.CO.ZA HC1@KRUGERBEKKER.CO.ZA

Dated at ROODEPOORT, 2023-02-10.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 011 675-7822. Attorney Ref: Y Johnson/M35/318071.

**Case No: 2022/11364**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and PETRUS HERBST (1st Judgment Debtor) and ARKAIOS BUSINESS SERVICES PROPRIETARY LIMITED (2nd Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION - AUCTION**

**2023-04-06, 10:00, Sheriff of the High Court for Vereeniging: 97 General Hertzog, 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 R1,200,000.00 will be held at 97 General Hertzog, Three Rivers, Vereeniging, and the Plaintiff has arranged for the immovable property to be sold by the Sheriff of the High Court for Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging on 6 April 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff of the High Court for Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging prior to the sale : CERTAIN: Erf 272 Three Rivers East Township Registration Division I.R The Province of Gauteng Measuring 2454 (Two Thousand Four Hundred and Fifty Four) square metres Held by deed of transfer T67616/2018 Subject to all the terms and conditions contained therein. Which bears the physical address: 7 Pelican Avenue, Three Rivers East, Vereeniging The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance Hall, Dining Room, Lounge, Kitchen, Pantry, Scullery, 4 Bedrooms, 2 Bathrooms, 2 Showers, 2 WC'S, Dressing Room, 2 Out garages, 2 Carports, Sunroom, 1 Outside WC THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission 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 Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging. The office of the Sheriff of the High Court for Vereeniging will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff of the High Court for Vereeniging at 97 General Hertzog, Three Rivers, Vereeniging.

Dated at SANDTON, 2023-03-07.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BS/SV/MAT18110.

**Case No: 4794/2022**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and CELL SELECT PTY LTD, REGISTRATION NUMBER: 2018/324254/07, FIRST DEFENDANT and ALIDA SUSANNA POTGIETER (ID NO: 841003 0047 08 1), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-04-04, 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 R1 100 000.00 on the 4th day of APRIL 2023 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 661 OLIVEDALE EXTENSION 3 TOWNSHIP REGISTRATION DIVISION I.Q PROVINCE OF GAUTENG IN EXTENT 1081 (ONE THOUSAND AND EIGHTY-ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T53401/2021 SUBJECT TO ALL THE CONDITIONS THEREIN CONTAINED ADDRESS: 5 HOEK PLACE, OLIVEDALE, RANDBURG, GAUTENG, 2188 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, LOUNGE, FAMILY ROOM, DINING ROOM, 2 BATHROOMS, 4 BEDROOMS, 1x STUDY, 1x KITCHEN, 1x LAUNDRY, 1x BAR, SERVANT'S QUARTERS, 2x GARAGES, OFFICE, GARDEN, CONCRETE WALL, SWIMMING POOL, PRE-CAST WALLING, HUT, TILED ROOF, STEEL WINDOWS.

Dated at PRETORIA, 2023-03-07.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 083 273 8094. Attorney Ref: REF: T DE JAGER/RM/NA189.

**Case No: 3449/2020**

**Docex: 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and  
LITHEKO: MOLIPi ERNEST (ID NO: 650602 6095 08 2), DEFENDANT**

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

**2023-04-13, 10H00, CNR KROON & ENGELBRECHT STREET, VILJOENSKROON**

In execution of a judgment of the High Court of South Africa, Free State Division, Bloemfontein in the suit , a sale to the highest bidder subject to a reserve price of R364 590.00 will be held at the offices of the Sheriff VILJOENSKROON, CNR KROON & ENGELBRECHT STREET, VILJOENSKROON on 13 APRIL 2023 at 10h00 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN : ERF 261 VILJOENSKROON DISTRICT VILJOENSKROON, PROVINCE FREE STATE IN EXTENT 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T02103/2016, PORTION 3 OF ERF 1245 VILJOENSKROON DISTRICT VILJOENSKROON PROVINCE FREE STATE IN EXTENT 74 (SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T02103/2016; PORTION 12 OF ERF 1245 VILJOENSKROON DISTRICT VILJOENSKROON PROVINCE FREE STATE IN EXTENT 74 (SEVENTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T02103/2016, SITUATE AT : 6 ENGELBRECHT STREET, VILJOENSKROON being the chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof : lounge, 2 bedrooms, kitchen, bathroom, toilet and double garage. (The accuracy thereof is not warranted to be correct in every respect). THE NATURE , EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND /OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD " VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00 (b) 3.5% on R100 001.00. to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff . The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rates of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff VILJOENSKROON. Auctioneers: SUSAN GOUWS & STEPHENIE BURGER. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment

of a registration fee of R30 000.00 - EFT or Bank Guaranteed cheque, (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff VILJOENSKROON, CNR KROON & ENGELBRECHT STREET, VILJOENSKROON.

Dated at GERMISTON, 2023-02-16.

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: 109680 / D GELDENHUYS / LM.

**Case No: 4682/2021**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and STEPHANY KATHLINE KLEYNHANS (ID NO: 751019 0184 08 6), First Defendant and GERALD WILLIAM KLEYNHANS (ID NO: 731117 5214 08 3), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 11:00, SHERIFF'S OFFICE GOODWOOD AREA 2: UNIT B5 COLEMAN BUSINESS PARK  
COLEMAN STREET ELSIES RIVER**

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 R300 000.00, will be held on WEDNESDAY, 12 APRIL 2023 at 11h00 at the SHERIFF'S OFFICE GOODWOOD AREA 2: UNIT B5 COLEMAN BUSINESS PARK COLEMAN STREET ELSIES RIVER. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, GOODWOOD AREA 2. (a) ERF 28754 GOODWOOD, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 101 (ONE HUNDRED AND ONE) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T69460/2016 (d) SITUATED AT 49 MARIA STREET, AVONWOOD, ELSIES RIVER. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed:- DUPLEX DOUBLE STOREY, BRICK WALLS, ASBESTOS ROOF, TILE & CONCRETE FLOORS, LOUNGE/DINING ROOM, 3 X BEDROOMS, KITCHEN, 1 X BATHROOM & TOILET, VIBRECRETE FENCED BOUNDARY, RESIDENTIAL ZONING TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC. - T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1175.

**Case No: 45908/2021**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Karabo Mnguni N.O. in her capacity as Executrix in the Estate of the Late Lechaena Daniel Mokanyane, First Judgment Debtor, Nonokazi Liza Mokanyane, Second Judgment Debtor and The Master of the High Court Johannesburg, Third Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-04-05, 11:00, No 99 - 8th Street, Springs**

A Sale in Execution of the undermentioned property is to be held by the Sheriff Springs at the Sheriff's Office, 99 - 8th Street, Springs on Wednesday, 05 April 2023 at 11h00 Full conditions of sale can be inspected at the offices of the Sheriff Springs, 99 - 8th Street, Springs, who can be contacted on 011 362 4386, 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 494 Struisbult Ext 1 Township Registration Division: IR Gauteng Province Measuring: 1 004 square metres Deed of Transfer: T24390/2003 Also known as: 18 Moorhen Crescent, Struisbult Ext 1. Magisterial District: Ekurhuleni East Improvements: Main Building: Master bedroom, 2 bedrooms, 2 bathrooms, lounge, dining room, kitchen, pantry. Outbuilding: Single garage. Other Detail: Inner floor finishing: vinyl tiles, brickwall building, tile roof, precast/brick and steel fencing, single storey building, outer wall finishing: plaster. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Springs, 99 - 8th Street, Springs. 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA - legislation i.r.o. proof of identity and address particulars iii. Registration conditions The office of the Sheriff Springs will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-03-13

Attorneys for Plaintiff(s): Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6579.

**Case No: 67662/2019****Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and BOUCHAIB RAHILE (IDENTITY NUMBER: 681012 6242 08 6), First Execution Debtor/ Defendant and RASHIDA RAHILE (IDENTITY NUMBER: 760116 0239 08 1), Second Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-06, 10:00, SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R1 100 000.00 will be held at the office of the SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK on THURSDAY, 06 APRIL 2023 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF JOHANNESBURG NORTH at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN DWELLING: LOUNGE, KITCHEN, DINING ROOM, 2 X BATHROOMS, 3 X BEDROOMS OUT BUILDINGS: 2 X GARAGES STAFF ROOM: 1 X BEDROOM, 1 X BATHROOM (Improvements / Inventory - Not Guaranteed) CERTAIN: PORTION 1 OF ERF 122 WATERVAL ESTATE TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 892 (EIGHT HUNDRED AND NINETY TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T044896/2014 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 122) 4 SMUTS AVENUE, WATERVAL ESTATE, RANDBURG, JOHANNESBURG. 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 JOHANNESBURG NORTH, 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the

Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA 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 JOHANNESBURG NORTH situated at 51 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN INDUSTRIAL PARK. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at

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/FOR2/0557 - Email: [Attiah@mj-inc.co.za](mailto:Attiah@mj-inc.co.za).

**Case No: 26249/2021**

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

**In the matter between: ELLIMANN TRADING (PTY) LTD (Registration Number: 2014/112088/07), Execution Creditor and NKONDE, MWEWA CHILELA First (Identity Number: (750918), Judgment Debtor and NKONDE, LETITIA KAPAPA (Identity Number: (880213), Second Judgment Debtor**

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

**2023-04-12, 09:00, THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT in the above Honourable Court dated the 22nd day of October 2021 and a Warrant of Execution issued therein, the undermentioned immovable property will be sold in execution at THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG on WEDNESDAY the 12TH day of APRIL 2023 at 09H00. ERF 1240 SYDENHAM TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG IN EXTENT 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METERS HELD BY DEED OF TRANSFER T19607/2020 PHYSICAL ADDRESS: NO. 101 ROSLIN STREET, SYDENHAM, JOHANNESBURG MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL IMPROVEMENTS TO PROPERTY: NOT GUARANTEED The sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the first and second judgement debtor for monies owing to the execution creditor. The auction will be conducted by the Acting Sheriff, Mr Ian Burton, or his deputy. Advertising costs at current publication rates and sale costs according to court rules apply. Registration as a buyer is per-requisite subject conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>). Rules of auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction. All bidders are required to present their identity document together with proof of residence (not older than 3 months 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 buyer's card. The property shall be sold to the highest bidder and is subject to a reserve price of R1 654 517.48. The purchaser shall pay the sheriff a deposit of 10% of the purchase price in cash, bank guarantee cheque, or electronic transfer on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee by a financial institution approved by the execution creditor or his attorney and shall be furnished to the sheriff within twenty- one (21) days after the sale. The property may be taken possession of after signature of the conditions, payment of the deposit and upon the balance of the purchase price being secured. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental of 1% of the purchase price from occupation to date of transfer. C/O LANHAM LOVE VAN REENEN ATTORNEYS 7 NORTHWOLD DRIVE SAXONWOLD, 2196 E-MAIL: [Etienne@llgv.co.za](mailto:Etienne@llgv.co.za); [Zakhelem@llgv.co.za](mailto:Zakhelem@llgv.co.za) TEL: (011) 268 6565 REF: MAT5192 TO: THE REGISTRAR OF THE ABOVE HONOURABLE COURT JOHANNESBURG AND TO: THE FIRST AND SECOND RESPONDENTS 39 DACOSTA ROAD, ROCKY RIVERS ESTATE, UNIT 28, CORLETT GARDENS, JOHANNESBURG, GAUTENG SERVICE PER SHERIFF

Dated at JOHANNESBURG

Attorneys for Plaintiff(s): HAYES INCORPORATED, ATTORNEYS FOR APPLICANT, THEMIS LAW CHAMBERS UNIT 1 ROELAND SQUARE DRURY STREET CAPE TOWN. Telephone: (021) 461 0123. Attorney Ref: MAT5192 - EMAIL: [meganf@themis.co.za](mailto:meganf@themis.co.za).



Case No: 31823/2021

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and  
KEDIBONE PEARL SEBATJANE (Identity Number: 951227 0848 083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 11:30, SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET,  
EDENVALE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale with reserve in the amount of R892,974.00 (EIGHT HUNDRED AND NINETY TWO THOUSAND NINE HUNDRED AND SEVENTY FOUR RAND) will be held at SHERIFF GERMISTON NORTH AT 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE on 12 APRIL 2023 at 11H30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE prior to the sale. ERF 1605 PRIMROSE TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T19484/2020 also known as 4 PLUM STREET, PRIMROSE, the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, 4 BEDROOMS, KITCHEN, SHOWER, TOILET AND GARAGE. OUTBUILDING: 2 BEDROOMS, KITCHEN, SHOWER, TOILET AND GARAGE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. 4. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of R50,000.00 in cash. (d) Registration conditions (e) The office of the sheriff for Germiston North will conduct the sale with auctioneers JA Thomas and/or P Ora. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.

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: 16929.

Case No: D7865 / 2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and  
NDUDUZO NQOBA NKABINDE (Identity Number: 810326 5376 08 1), Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 10:00, SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL DIVISION, DURBAN) in the abovementioned suit, a sale without a reserve will be held at SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN on 13 APRIL 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN prior to the sale. 1. A Unit consisting of 1.1 Section No. 2 as shown and more fully described on Sectional Plan No. SS20/1980, in the scheme known as BELLEVUES, in respect of the land and building or buildings situated at DURBAN, IN THE ETHEKWINI MUNICIPALITY of which section the floor area, according to the said sectional plan is 107 (One Hundred and Seven) square metres in extent; and 1.2 An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. T7772/2017 and subject to such conditions as set out in the aforesaid deed; also known as UNIT 2 BELLEVUES, 140 B BELLEVUE ROAD, MUSGRAVE, DURBAN, the following information is furnished in respect

of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN. 4. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers GS Ndlovu and/or SD Naicker. 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 DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN. C/O CM COLEMAN ATTORNEYS 1 Maristine 75 Oakleigh Drive Musgrave Durban Tel: 072 721 4336 Ref: Chris Coleman / Adel Schoeman

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: 14051.

Case No: 53143/2021

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED** Plaintiff and **NOKONWABA MALATSI N.O.** (Identity Number: (In her capacity as Executrix in the Estate late Mpho Paul Malatsi)), Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 09:30, SHERIFF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale with reserve in the amount of R347,842.00 (THREE HUNDRED AND FORTY SEVEN THOUSAND EIGHT HUNDRED AND FORTY TWO RAND) will be held at SHERIFF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG on 13 APRIL 2023 at 09H30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG prior to the sale. PORTION 30 OF ERF 6776 HEIDELBERG EXTENSION 9 TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 333 (THREE HUNDRED AND THIRTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T53577/2016; also known as 26 DISA AVENUE, BERGSIG, HEIDELBERG EXTENSION 9 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM AND WC. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE 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 HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG. 4. Advertising cost at current publication rate and sale costs according to Court rules apply. 5. The auction will be conducted by the Sheriff Mr Willem Nelson or his deputy. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration for auction is open the day before from 09:30 to 13:00 and close on the day of the auction no exceptions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee

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:17674.

**Case No: 38371/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and CASILDA DINA MKHABELA (Identity Number: 890921 0686 089), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 09:00, SHERIFF ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, JOHANNESBURG) in the abovementioned suit, a sale with reserve in the amount of R1,209,000.00 (ONE MILLION TWO HUNDRED AND NINE THOUSAND RAND) will be held at SHERIFF ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE on 12 APRIL 2023 at 09H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE prior to the sale. ERF 799 THE HILL EXTENSION 9 TOWNSHIP REGISTRATION DIVISION IR PROVINCE OF GAUTENG MEASURING 1097 (ONE THOUSAND AND NINETY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T18370/2020; also known as 36 SEAMAC ROAD, THE HILL EXT 9, JOHANNESBURG the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 2 BATHROOMS, TOILET, GARAGE AND STOREROOM. FLATLET: 1 BEDROOM AND BATHROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at SANDTON, 2023-03-13.

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: 17440.

**Case No: 2788/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and DIVAN SEYFFERT (Identity Number: 941024 5039 08 8), Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-04, 10:00, ACTING SHERIFF POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (NORTH WEST DIVISION, MAHIKENG) in the abovementioned suit, a sale with a reserve in the amount of R677,000.00 (SIX HUNDRED AND SEVENTY SEVEN THOUSAND RAND) will be held at ACTING SHERIFF POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM on 4 APRIL 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the ACTING SHERIFF POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM prior to the sale. 1. A unit consisting of a. Section No. 17 as shown and more fully described Sectional Plan. NO. SS310/2016 in the scheme known as THERESIA PARK in respect of the

land and building or buildings situated at ERF 3190 POTCHEFSTROOM TOWNSHIP, LOCAL AUTHORITY: CITY OF TLOKWE CITY COUNCIL of which section the floor area, according to the said sectional plan is 124 (One Hundred and Twenty 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. ST50246/2016 also known as UNIT 17 THERESIA PARK, 41 DWARS STREET, DIE BULT, POTCHEFSTROOM the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE HALL, OPEN PLAN KITCHEN AND LIVING ROOM, SHOWER WITH TOILET, 2 BEDROOMS, BALCONY, 1 BATHROOM WITH SHOWER, 1 BATHROOM WITH TOILET AND OWN GARDEN. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF 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) 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 ACTING SHERIFF POTCHEFSTROOM, 79 PETER MOKABA STREET, POTCHEFSTROOM. C/O SMIT STANTON INC 29 Warren Street Mahikeng TEL: 018 381 0180/1/2 FAX : 086 274 6247 Email :- [raf@smitstanton.co.za](mailto:raf@smitstanton.co.za).

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: 13735.

**Case No: 03/2022**

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

**In the matter between: MARIA MAGDALENA MINNIE, ID. NO. 410129 0014 08 5, EXECUTION CREDITOR and DICHAKANE SAMUEL NOGE ID. NO. 640203 5724 08 9, 1ST EXECUTION DEBTOR and LIMAKATSO LYDIA SEBOTS, ID. NO. 740125 0446 08 8, 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-14, 08:30, BRANDFORT MAGISTRATE'S COURT, 69 VOORTREKKER STREET, BRANDFORT, PROVINCE FREE STATE**

In pursuance of judgment granted on 17th day of March 2022, in the BRANDFORT Magistrate's Court and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution on:-

14 APRIL 2023 at 08:30 before the Sheriff held at BRANDFORT MAGISTRATE'S COURT, 69 VOORTREKKER STREET, BRANDFORT to the highest bidder namely:

Description: PORTION 1 OF ERF 197, BETTER KNOWN AS 17 DUKE STREET, BRANDFORT, DISTRICT BRANDFORT, PROVINCE FREE STATE

In extent: 991 (NINE HUNDRED AND NINETY ONE) square metres

Held: By Deed of Transfer no. T14259/2020

Improvements: A residential unit consisting of: 1 Lounge; 3 Bedrooms; 1 Kitchen; 2 Bathrooms; 1 Study room; 1 Shower; 2 Toilets.

Outside: Rondavel with 1 Bedroom; 1 Kitchen; 1 Bathroom; 2 Garages; 1 Water tank with pressure pump; Fenced with devils fork.

The full conditions of sale in execution may be inspected at the offices of the Sheriff of the Magistrate's Court, 5 ULANDI HOF, 44 ANDRIES PRETORIUS STREET, THEUNISSEN, 9410 and/or at the Offices of the Attorney of Plaintiff, Messrs HENDRIKZ & DE VLETTER, 65 VOORTREKKER STREET, BRANDFORT.

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 Offices of the Sheriff for the Magistrate's Court, 5 Ulandi Hof, 44 Andries Pretorius street, Theunissen

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

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

2. Fica-legislation i.t.o. identity & address particulars

3. payment of registration monies

4. registration conditions

5. registration amount is R5 000.00.

The Office of the Sheriff of the Magistrate's Court, Brandfort will conduct the sale with auctioneer MOLIFI AARON MATSOSO;

Advertising costs at current publication tariffs & sale costs according court rules will apply

Dated at BRANDFORT, 2023-03-03.

Attorneys for Plaintiff(s): HENDRIKZ & DE VLETTER ATTORNEYS, 65 VOORTREKKER STREET, BRANDFORT 9400. Telephone: 051 821 2213 / 1065. Fax: 051 821 1070. Attorney Ref: WP PIETERS/ C/JM0486N/IL. Attorney Acct: STANDARD BANK BRANDWAG, BRANCH CODE: 055 534; ACCOUNT NO. 240279824.

**Case No: 1402/21**

IN THE MAGISTRATE'S COURT FOR

(Sub - District of Emfuleni held at Vereeniging)

**In the application of: Golf Edge Mews Body Corporate 1st Execution Creditor, Standard Bank Limited, 2nd Execution Creditor and Emfuleni Local Municipality, 3rd Execution Creditor and Quentin Jordaan Execution debtor**

Sale of immovable property

**2023-04-13, 14:00, 107 General Hertzog Road, Three Rivers, Vereeniging**

IN THE MAGISTRATE'S COURT FOR THE SUB - DISTRICT OF EMFULENI HELD AT VEREENIGING

CASE NO: 1402/21 Golf Edge Mews Body Corporate 1st Execution Creditor Standard Bank Limited 2nd Execution Creditor Emfuleni Local Municipality 3rd Execution Creditor And Quentin Jordaan Execution debtor (ID 8010115009087) NOTICE OF SALE Whereas the undermentioned immovable property was laid under judicial attachment by the Sheriff on the 26th day of July 2022 you are hereby notified that it will be sold in execution at 107 General Hertzog Road, Three Rivers, Vereeniging ON 13 April 2023 at 14:00pm. Short description of the property and its situation: Golf Edge Mews Sectional Titles unit and more specifically, unit 37 with title deed number ST71320/2007, situated at Mario Milani Drive, Vereeniging; 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 SS 1186/96, held by deed of transfer number ST71320/2007. The property is situated at Golf Edge Mews unit 37, Mario Milani Drive, Vereeniging and consists of 77 SQM Improvements: Please note that nothing is guaranteed and/or no warrant is given in respect thereof Carport - attached Walls brick, roof: Tiles, Floors: Tiles, Lounge Rooms: 3 Bedrooms, kitchen, bathroom: shower/ toilet The sale is for cash or EFT only. No Cheques will be accepted and VAT at 15% will be payable. The sale is a sale in execution pursuant to a judgment obtained in the above Honorable Court. The Rules of the auction are available 24 hours prior to the auction at the office of the acting sheriff, Vereeniging, 107 General Hertzog Road, Three Rivers.

Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileaction?id=99961>)

FICA legislation i.r.o proof of identity and address particulars. Payment of registration deposit of R 10 000.00 in cash or EFT. All goods will be sold voetstoots. The auctioneer will be Mr MK Naidoo and/or Mrs T Van Biljon DATED at VANDERBIJLPARK on this 12th day of January 2023.

COERTZE ATTORNEYS ATTORNEYS FOR THE PLAINTIFF

Dated at Vanderbijlpark, 2023-03-01.

Attorneys for Plaintiff(s): Coertze, Piet Retief Boulevard. Telephone: 0823890354. Attorney Ref: CS/GEM/37. Attorney Acct: 62738235309.

Case No: 2782/21

IN THE MAGISTRATE'S COURT FOR  
(Sub - District of Emfuleni held at Vereeniging)

**In the application of: Jova Woonstelle 1st Execution Creditor, Absa Bank Limited 2nd Execution Creditor and Emfuleni Local Municipality, 3rd Execution Creditor and Mofokeng Mahase Lucas, Execution debtor**

Sale of immovable property

**2023-04-13, 14:00, 107 General Hertzog Road, Three Rivers, Vereeniging**

AUCTION

IN THE MAGISTRATE'S COURT FOR THE SUB - DISTRICT OF EMFULENI HELD AT VEREENIGING

CASE NO: 2782/21

**In the matter between: Jova Woonstelle Body Corporate 1st Execution Creditor, Absa Bank Limited 2nd Execution Creditor Emfuleni Local Municipality 3rd Execution Creditor and Mofokeng Mahase Lucas, Execution debtor**

NOTICE OF SALE

Whereas the undermentioned immovable property was laid under judicial attachment by the Sheriff on the 26th day of July 2022 you are hereby notified that it will be sold in execution at 107 General Hertzog Road, Three Rivers, Vereeniging ON 13 APRIL 2023 at 14:00pm. Short description of the property and its situation:

Jova Woonstelle Sectional Titles unit and more specifically, unit 30 with title deed number ST78559/2008, situated at Market Avenue, Vereeniging; 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 SS 715/93, held by deed of transfer number ST78559/2008. You are called upon to stipulate within 10 days a reasonable reserve price or to agree in writing to a sale without reserve. The property is situated at Jova Woonstelle unit 30, Market Avenue, Vereeniging and consists of 68 SQM Improvements: Please note that nothing is guaranteed and/or no warrant is given in respect thereof 1 x Lounge; 2 x Bedrooms; 1 x Toilet; 1 x Bathroom; 1 x Kitchen The sale is for cash or EFT only. No Cheques will be accepted and VAT at 15% will be payable. Payment of a deposit and commission is applicable. The sale is a sale in execution pursuant to a judgment obtained in the above Honorable Court. The Rules of the auction are available 24 hours prior to the auction at the office of the acting sheriff, Vereeniging, 107 General Hertzog Road, Three Rivers. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/downloadfileaction?id=99961>) FICA legislation i.r.o proof of identity and address particulars. Payment of registration deposit of R 10 000.00 in cash or EFT. All goods will be sold voetstoots. The auctioneer will be Mr MK Naidoo and/or Mrs T Van Biljon DATED at VANDERBIJLPARK on this 12th day of January 2023. COERTZE ATTORNEYS ATTORNEYS FOR THE PLAINTIFF

Dated at Vanderbijlpark, 2023-03-01.

Attorneys for Plaintiff(s): Coertze, Piet Retief Boulevard. Telephone: 0823890354. Attorney Ref: LU/Jova/30. Attorney Acct: 62738235309.

Case No: 2022/1433

Docex: 172 Johannesburg

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

**In the application of: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and MMANONI AGNES SEOKE, 1<sup>st</sup> Defendant & MMANONI AGNES SEOKE N.O., 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 10:00, THE SHERIFF BLOEMFONTEIN WEST, THE OFFICE OF THE SHERIFF, 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 10th of November 2022 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of BLOEMFONTEIN WEST on WEDNESDAY the 12TH day of APRIL 2023 at 10:00 at THE OFFICE OF THE SHERIFF, 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN.

CERTAIN:

A Unit consisting of -

(a) Section No. 89 as shown and more fully described on Sectional Plan No. SS82/2015, in the scheme known as DELANO VIEW 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 247 (TWO HUNDRED AND FORTY SEVEN) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST16719/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 89 DELANO VIEW, SHELLYVALE EXT 7, BLOEMFONTEIN and consists of 4 Bedrooms with built-in wooden cupboards and floor tiles, 2 Bathrooms with floor and wall tiles, Kitchen with floor and wall tiles and built-in wooden cupboards, a TV/Living room with carpet, a Dining Room with floor tiles, a Lounge with floor tiles, 2 Garages and a Fence (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 BLOEMFONTEIN WEST situated THE OFFICE OF THE SHERIFF, 6(A) THIRD STREET, ARBORETUM, BLOEMFONTEIN 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 before 9:50 and pay a deposit of R45 000.00 which is refundable.

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

Dated at Johannesburg, 2023-02-02.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/68486.

**Case No: 2020/9494**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and AMOS SITHOLE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-17, 10:00, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19th of August 2020 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of GERMISTON SOUTH on MONDAY the 17TH day of APRIL 2023 at 10:00 at 4 ANGUS STREET, GERMISTON to the highest bidder with a reserve price of R632,544.00.

CERTAIN: ERF 213 ELSPARK TOWNSHIP

REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1287 (ONE THOUSAND TWO HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T28520/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Special Residential (not guaranteed)

The property is situated at 16 PETREL STREET, ELSPARK, GERMISTON and consists of a single storey building with a tile roof and 3 Bedrooms, 1 Bathroom, a Shower, a WC, a Lounge, Dining Room, Kitchen, Laundry, Sunroom, a Bachelor Pad and 2 Out Garages with 4 Carports (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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



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

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

Dated at Johannesburg, 2023-02-14.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/99907.

**Case No: 18347/2020**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Khosi Aida Thwala, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-17, 10:00, 4 Angus Street, Germiston**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R650 000.00 and will be held at 4 Angus Street, Germiston on 17 April 2023 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain: Portion 1 Erf 105 South Germiston Township, Registration Division I.R., Province of Gauteng, being 22A Angus Street, South Germiston.

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

Held under Deed of Transfer No. T66275/07

Situated in the Magisterial District of Germiston 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, 2 Bathrooms, 1 Shower, 1 WC, 1 Dressing Room.

Outside Buildings: 1 Garage, 1 Servants Quarters, 3 Bathroom / WC.

Sundries: Sunroom, Spaza Shop.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-02-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT164578/AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 13926/2021**

**Docex: 13 Rivonia**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Van Wyk, Albert, First Judgment Debtor and Van Wyk, Dorethea Sylvia, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-14, 14:00, 612 Voortrekker Road, 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 612 Voortrekker Road, Brakpan, on Friday the 14th day of April 2023 at 14h00 of the undermentioned property of the First and Second Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 490 BRAKPAN TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINEY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T13536/1996



and situate at 142 GARDINER AVENUE, BRAKPAN, GAUTENG in the Magisterial District of Ekurhuleni South East. IMPROVEMENTS: The following information is furnished in respect of the improvements: CONSTRUCTED OF BRICK WALLS AND CORRUGATED IRON ROOF; MAIN BUILDING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, LAUNDRY, 4 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, COVERED PATIO. OUT BUILDINGS: 2 GARAGES, 3 CARPORTS, TOILET, COTTAGE, THATCH LAPA, SWIMMING POOL. 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 612 Voortrekker Road, 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: 1. Register with the Sheriff prior to the auction; and 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. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-03-10.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S56493.

**Case No: 2019/19621**

**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MKHUSELI VANGILE, 1<sup>st</sup> Defendant and NKOSIKHONA SITHMEBISO SHEZI, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-17, 10:00, THE OFFICE OF THE SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 23rd of February 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 GERMISTON SOUTH on MONDAY the 17th day of APRIL 2023 at 10:00 at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE with a reserve price of R100 000.00.

CERTAIN: PORTION 182 OF ERF 4676 ROODEKOP EXTENSION 21, TOWNSHIP, REGISTRATION DIVISION: I R, THE PROVINCE OF GAUTENG

MEASURING: 210 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T46277/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 4676/182 LUVUYO STREET, ROODEKOP EXTENSION 21, GERMISTON and consist of 1 Lounge, Kitchen, 3 Bedrooms, Bathroom and 1 water closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of GERMISTON SOUTH situated at 4 ANGUS STREET, GERMISTON, GAUTENG PROVINCE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R20 000 (cash) which is refundable.

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

Dated at Johannesburg, 2023-02-20.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown, Gauteng. Telephone 011 482 5652. Fax: 011 482 5652. Attorney Ref: L GALLEY/ms/61845.

Case No: 2111/2020

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MICHAEL FANYANA SOLOMON MABENA, ID NO: 7010295434 080, 1<sup>st</sup> Defendant and SINDISIWE CHRISTINE MABENA, ID NO: 8011180482084, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-04-12, 10:00, PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Mpumalanga Division, Middelburg, in the above action, a sale in execution with a reserve price of R800 000.00 will be held by the SHERIFF WITBANK AT THE SHERIFF'S OFFICE: PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD AND FRANCOIS STREET, WITBANK on the 12th day of April 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of EMALAHLENI 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 PLOT 31 ZEEKOEWATER, CNR OF GORDON ROAD & FRANCOIS STREET, WITBANK.

BEING: ERF 365 WITBANK EXTENSION TOWNSHIP, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA

MEASURING 999 (NINE HUNDRED AND NINETY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T9301/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 29 ALLENBY STREET, WITBANK CENTRAL, MPUMALANGA.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING CONSISTING OF (NOT GUARANTEED) 5X BEDROOMS, 2X BATHROOMS, 1X KITCHEN AND 8X OUTSIDE ROOMS.

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

TERMS: 10% (TEN PER CENT) of the purchase price in cash on conclusion of the sale and demand by the Sheriff; the balance payable against registration of transfer - a guarantee to be furnished within 15 (FIFTEEN) days from the date of sale.

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1,5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-01-25.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc. : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3394.

Case No:

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

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

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

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

C) Payment of a Registration Fee of R50 000.00.

D) Registration conditions.

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

Dated at JOHANNESBURG, 2022-11-08.

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

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**Case No: 46952/2013**

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and ROSHNI MAHARAJ, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, The Sheriff's Office 50 Edwards, Avenue, Westonaria**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Westonaria to the highest bidder subject to a reserve price of R400 000.00 and will be held at 50 Edwards Avenue on 14 April 2023 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 50 Edwards Avenue, prior to the sale.

Certain :

ERF 5256 Lenasia South Ext 4 Township, Registration Division I.Q., Province of Gauteng, being 8 Mount Isa Place, Lenasia South Ext 4

Measuring: 350 (Three Hundred and Fifty) Square Metres;

Held under Deed of Transfer No. T15097/2010

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, 2 Bedrooms, W/C & Shower, Bathroom

Outside Buildings: Double Garage

Sundries: None

All prospective purchasers shall pay to the sheriff a deposit of ten per cent (10%) of the purchase price in cash or bank guarantee 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.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-02-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners Inc., 3rd Floor 54 on Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT172276/AP/MS. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 42722/2011

Docex: PH46A

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Lebohang Simon Motia, 1st  
Judgement Debtor and Constance Mmaleke Motia, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the sheriff Roodepoort North to the highest bidder without reserve and will be held at 182 Progress Road, Lindhaven, Roodepoort on 14 April 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort prior to the sale.

Certain: Erf 1709 Witpoortjie Ext 5 Township, Registration Division I.Q, Province of Gauteng, being 14 Culemborg Street, Witpoortjie Ext 5

Measuring: 958 (Nine Hundred and Fifty Eight) Square Metres;

Held under Deed of Transfer No. T17182/08

Situated in the Magisterial District of Roodepoort North.

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

Main Building: Lounge, Passage, Kitchen, 3 Bedrooms and 2 Bathrooms.

Outside Buildings: Servant Quarters, Garage, Store Room, Laundry Room and a Lapa.

Sundries: Garden, Swimming Pool and Jacuzzi.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-02-17.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT149069/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 2806/2020

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Glen Brian  
Gawie, First Judgement Debtor and Charmaine Gawie, Second Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, The Sheriff's Office, 68 Perkins Street, North End Port Elizabeth West**

In Execution of a Judgment of the High Court of South Africa, (Eastern Cape Division, Gqeberha) in the abovementioned suit, the property shall be sold by the Sheriff Port Elizabeth West to the highest bidder subject to a reserve price of R200 000.00, and will be held at The Sheriff's Office, 68 Perkins street, North End Port Elizabeth on 14 April 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at The Sheriff's Office, 68 Perkins street, North End Port Elizabeth prior to the sale.

Certain: ERF 10986 Bethelsdorp Township, Registration Division Port Elizabeth, Province of Eastern Cape, being 41 De Doncker Street, West End, Bethelsdorp.

Measuring: 307 (Three Hundred and seven) Square Metres;

Held under Deed of Transfer No. T12023/2018

Situated in the Magisterial District of Port Elizabeth 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, 1 Bathroom, Covered Patio

Outside Buildings: 1 Garage, Cottage: Lounge, Kitchen, Bedroom, Bathroom and a Covered Patio

Sundries: None

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

Dated at HP Ndlovu Inc, Boksburg, 2023-02-17.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o Greyvensteins Inc, St Georges House, 104 Park Drive Port Elizabeth. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2417/BJ/MS. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2016/31589**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Judgment Creditor and Kekana: Lebogang Moni, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-04, 10:00, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg**

This is a sale in execution pursuant to a judgment/orders obtained in the above Honourable Court dated the 05 May 2017, 28 October 2019 & 21 July 2022 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY, 12 APRIL 2023 at 09:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with a court reserve of R150 000.00.

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

(a) Section number no. 12 as shown and more fully described on Sectional Plan number SS113/1990, ("the sectional plan") in scheme known as SAUSALITO in respect of the land and building or buildings situate at YEOVILLE TOWNSHIP, LOCAL AUTHORITY THE CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 126 (One Hundred and Twenty Six) Square metres in extent ("the mortgaged section"); and

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

Held by Deed of Transfer ST34752/2008

2. An exclusive use area described as PARKING BAY NO P8 measuring 16 (Sixteen) square metres being as such part of the common property, comprising the land and the scheme known as SAUSALITO in respect of the land and building or buildings situate at YEOVILLE TOWNSHIP LOCAL AUTHORITY THE CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan no. SS113/1990

held by NOTARIAL DEED OF CESSION NO. SK 2626/2008 which is certain, and is zoned as a residential property inclusive of the following:

Main Building: 3X BEDROOMS, 1X BATH ROOM, KITCHEN, 2X LIVING ROOMS - WHICH CANNOT BE GUARANTEED

The property is situated at: APARTMENT "E" SAUSALITO APARTMENTS, 37 RALIEGH STREET, YEOVILLE in the magisterial district of JOHANNESBURG CENTRAL

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

The rules of this auction will be available at least 24 hours before the auction at the office of the ACTING SHERIFF JOHANNESBURG EAST at 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. FICA - legislation i.r.o. proof of identity and address particulars.

3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable)



## 4. Registration conditions.

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 ACTING JOHANNESBURG EAST at SHERIFF PALM RIGDE, 39 LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-02-03.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/MAT14161/rm. Attorney Acct: Citizen.

**Case No: 30420/2021**

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

**In the matter between Absa Bank Limited - Judgement Creditor and Desmond Richard Coetzee - 1st Judgement Debtor and Junay Marilyn Johnstone - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Roodepoort South to the highest bidder subject to a reserve price of R279 000.00 and will be held at 182 Progress Road, Lindhaven, Roodepoort on 14 April 2023 at 10:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 182 Progress Road, Lindhaven, Roodepoort, prior to the sale.

A Unit consisting of:

Section No. 122 as shown and more fully described on Sectional Plan No. SS59/1996 in the scheme known as Dolphin Cove in respect of the land and building or buildings situate at Florida Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 51 (Fifty One) square metres in extent;

And 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. ST21141/2007

Situated at Unit 122 Dolphin Cove, 464 First Avenue, Florida, Roodepoort.

Situated in the Magisterial District of Roodepoort 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: 2 Bedrooms, Tv-Livingroom, 1 Bathroom, Kitchen

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 Attorneys, Boksburg, 2023-02-02.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o Vermaak & Partners Inc Attorneys, Vermaak & Partners Inc Attorneys, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT445748/AP/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 25468/2020**

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA HIGH COURT)

**In the matter between: BLUE VALLEY GOLF AND COUNTRY ESTATE HOMEOWNERS ASSOCIATION, Plaintiff and AUSTIN OBELE & CHIKA ERIC OBELE - (In their capacity as Trustees of HEZEKIAH FAMILY TRUST with Registration Number: 4032/2015), Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-03, 11:00, Sheriff Centurion West, 229 Blackwood Street, Hennopspark, Centurion**



The Property, more fully described as:  
ERF 5303, KOSMOSDAL EXTENSION 73 (PRETORIA), REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG  
MEASURING 752 (SEVEN HUNDRED AND FIFTY TWO) SQUARE METERS  
HELD BY DEED OF TRANSFER NUMBER T58428/2016  
Also known as: ERF 5303 BLUE VALLEY GOLF & COUNTRY ESTATE, RIETSPRUIT ROAD, KOSMOSDAL, CENTURION, 0157.  
MEASURING: 752 (SEVEN HUNDRED AND FIFTY TWO) SQUARE METERS  
HELD BY: T58428/2016  
ZONED: RESIDENTIAL  
Main building comprising of: VACANT STAND  
The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"  
Dated at BENONI, 2023-03-10.  
Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M3914.

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**Case No: 29094/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O. Judgement Creditor and Antoine Ayite Ayi, 1st Judgement Debtor and Nanki Stephina Ayi, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, 21 Hubert Street, Westgate, Johannesburg**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Palm Ridge Acting Sheriff Johannesburg East to the highest bidder subject to a reserve price of R550 000.00 and will be held on 12 April 2023 at 21 Hubert Street, Westgate, Johannesburg at 09:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 39a Louis Trichardt Street, Alberton North, prior to the sale.

Certain: Erf 636 Orange Grove Township, Registration Division I.R, Province of Gauteng, being 50 7th Street, Orange Grove

Measuring: 495 (Four Hundred and Ninety-Five) square metres;

Held under Deed of Transfer No. T42795/2012

Situated in the Magisterial District of Palm Ridge Acting Sheriff Johannesburg East.

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

Main Building: Entrance Hall, Lounge, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, 1 Dining Room, 1 Utility Room, Covered Patio

Outside Buildings: 4 Additional Rooms, 1 Staff Bathroom, 1 Paved 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.

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.

Dated at Hammond Pole Attorneys, Boksburg, 2023-01-27.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3973/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 23584/2020

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

**In the matter between: THE BODY CORPORATE OF HERON'S VIEW, Plaintiff and ZIPHOKAZI  
INDUSTRIOUS SIPHIWE MAHLAMBI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-25, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

IN EXECUTION OF A JUDGEMENT DEBT of the High Court of South Africa, Gauteng Division Johannesburg, in the above action, the property will be sold subject to a reduced reserve price sale of R 455 000.00 at the office of the Sheriff HALFWAY HOUSE ALEXANDRA on 25 APRIL 2023 at 11:00 of the undermentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices of the Sheriff HALFWAY HOUSE ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE

A unit consisting of:

Section No 8 as shown and more fully described on Sectional Plan No. SS327/2014 in the scheme known as Heron's View in respect of the land and building or buildings situate at Noordwyk Ext 78 Township City of Johannesburg of which section the floor area, according to the said Sectional Plan is 133 (One Three Three) square meters 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 ST40410/2014

Situated at Unit 8 Herons View, 112 - 11th Road, Noordwyk, Ext 6

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is a sectional title unit consisting of: 3 Bedrooms, 2 Bathrooms, Lounge, Kitchen, Garden, Double Lockup Garage, Patio, Tiled Roof.

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

TERMS:

1. 10% deposit from every bidder who intends to participate on the day of the sale and with the balance payable against registration of transfer; a guarantee to be furnished within 21 (TWENTY-ONE) days from the date of sale.

2. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale.

3. Go to [sha.online](http://sha.online) to register and participate online of the under mentioned property of the Defendant(s) / Execution Debtor(s) on conditions of which will lie open for inspection at the offices of the Sheriff Halfway House Alexandra House, 614 James Crescent, Halfway House, prior to the sale) This description will serve that we can host timed online auctions.

4. The registration fee for the buyers will be R50,000.00.

AUCTIONEERS CHARGES payable on the day of sale, to be calculated as follows:

· 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND) proceeds of the sale;

· 3.5% on R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND);

· 1.5% on the balance of the proceeds up to the maximum fee of R40 000.00 (FORTY THOUSAND RAND) - Minimum charge R3 000.00 (THREE THOUSAND RAND)

Dated at ROODEPOORT, 2023-02-22.

Attorneys for Plaintiff(s): RICHARDS ATTORNEYS INC., 593 ONTDEKKERS ROAD, MARAISBURG, 1716. Telephone: 0872320090. Attorney Ref: MAT5134.

Case No: 14315/2022

Docex: 29 Parktown North

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FIRST NATIONAL BANK and as  
FNB, Plaintiff and CROWDER, ANDY STEWART, identity number 770705 5098 084, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-04, 11h00, Sheriff of the High Court, Sandton North, 24 Rhodes Avenue, Kensington B, Randburg**

Property description: Erf 147 Norscot Extension 3 Township, Registration Division I.Q., Province of Gauteng, measuring 1 584 (one thousand five hundred and eight four) square metres in extent Held by Deed of Transfer No T6881/2019

Physical address: 7 Pipers Street, Norscot Ext 3

Zoned: residential

Property: main building/outbuildings/other: two storey immovable property consisting of 1 entrance hall, 1 lounge, 1 family room, 1 dining room, 1 study, 1 kitchen, 1 pantry, 1 scullery, 4 bedrooms, 3 bathrooms, 3 showers, 4 toilets, 1 dressing room, 1 studio, 1 entertainment room, swimming pool, LAPA and 4 carports. There is brick paving, electric fencing and outer wall finishing is plaster. The roof is grass (thatch) (The nature, extent, conditions and existence of the improvements are not guaranteed, warranted or confirmed).

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 24 Rhodes Avenue, Kensington B.

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 Debtors 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 R50 000,00 payable by way of EFT (d) The auctioneer shall be a duly authorised auctioneer of the Sheriff of the High Court, Sandton North

Dated at Johannesburg, 2023-03-13.

Attorneys for Plaintiff(s): A D Hertzberg Attorneys,, No 2 Ferngrove, 47 Morsim Road, Hyde Park, Johannesburg. Telephone: 0873781313. Attorney Ref: Ms N. Radlovic/F2908.

**Case No: 30874/2021**

**Docex: PH1127**

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

**In the matter between: EYE OF AFRICA HOMEOWNERS' ASSOCIATION NPC, Plaintiff and G LANGA  
MOTORS CC (REG NO: 2003/040978/23), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-06, 14H00, THE OFFICE OF THE SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON**

No guarantees are given with regard to the description and / or improvements.

CERTAIN: ERF 1413 EYE OF AFRICA EXT 1, GAUTENG, SITUATED IN THE EYE OF AFRICA GOLF & RESIDENTIAL ESTATE, ALEWYNPOORT, EIKENHOF, JOHANNESBURG, GAUTENG

MEASURING: 1 514m<sup>2</sup> (one thousand five hundred and fourteen square meters)

IMPROVEMENTS: Vacant Stand.

AS HELD BY THE DEFENDANTS UNDER DEED OF TRANSFER NUMBER: T35726/2016

THE PROPERTY IS ZONED: RESIDENTIAL

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF MEYERTON, 10 PIERNEEF BOULEVARD, MEYERTON, where they may be inspected during normal office hours.

Dated at Johannesburg, 2023-02-16.

Attorneys for Plaintiff(s): ROOSEBOOM ATTORNEYS, 151 WILLSON STREET, NORTHCLIFF X 22, JOHANNESBURG, GAUTENG. Telephone: 0116782280. Fax: 0114313144. Attorney Ref: MAT6201 / DEB3516. Attorney Acct: MR CHRIS ROOSEBOOM.

**Case No: 19631/2016**

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

**In the matter between: NEDBANK LIMITED), Plaintiff and MANDULO, JOYCELYNE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

ERF 142 DE WETSHOF TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 1 413 (ONE THOUSAND FOUR HUNDRED AND THIRTEEN) SQUARE METRES.  
HELD BY Deed Of Transfer No. T000016987/2014  
Subject to the conditions therein contained  
to be specially executable for the aforesaid sum, plus costs;  
which is certain, and is zoned as a residential property inclusive of the following: A DWELLING CONSISTING OF 3 BEDROOMS, 2 BATHROOMS, 1 KITCHEN, 1 LIVING ROOM.  
WHICH CANNOT BE GUARANTEED.

The property is situated at: 5 WOLTEMADE STREET, DE WETSHOF JOHANNESBURG in the magisterial district of JOHANNESBURG EAST.

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.

The rules of this auction will be available at least 24 hours before the auction at the office of the ACTING SHERIFF PALMRIDGE 39A LOUISE TRICHARDT STREET, ALBERTON NORTH:

Dated at JOHANNESBURG, 2023-03-13.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, BOLTON RAOD, CNR FOURTH, AVENUE, ROSEBANK.  
Telephone: (011) 447 8478. Fax: (011) 447 4159. Attorney Ref: MPONENG/127816.

**Case No: 19079/2017**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and SIBIYA, BEVERLY, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 10:00, PLOT 31 ZEEKOEWEATER, CNR GORDON ROAD AND FRANCOIS STREET, WITBANK**

A Unit (the mortgaged unit) consisting of:-

a) SECTION NO.25 as shown and more fully described on sectional plan no.SS1202/1996 ("the sectional plan") in the scheme known as DUVHAPARK 309 in respect of the land and buildings situated at ERF 309 DUVHAPARK TOWNSHIP, LOCAL AUTHORITY CITY OF EMALAHLENI MUNICIPALITY of which the floor area, according to the said Sectional Plan, is 150 (ONE HUNDRED AND FIFTY) square meters in extent ("the mortgaged section") and;

b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said section plan; ("the common property") HELD UNDER DEED OF TRANSFER ST052783/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

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

A UNIT CONSISTING OF LOUNGE, 1 DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 TOILET, 1 BALCONY AND 1 GARAGE WHICH CANNOT BE GUARANTEED.

The property is situated at UNIT 25 DUVHAPARK 309, DOOR NUMBER 25, 13 JAN LION CACHET STREET, DUVHAPARK in the magisterial district of WITBANK.

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.

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF'S WITBANK OFFICE, PLOT 31 ZEEKOEWATER, CNR GORDON ROAD AND FRANCOIS STREET, WITBANK.

Dated at JOHANNESBURG, 2023-03-13.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, BOLTON RAOD, CNR FOURTH, AVENUE, ROSEBANK.  
Telephone: (011) 447 8478. Fax: (011) 447 4159. Attorney Ref: MPONENG/130716.

**Case No: 20435/2020**

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

**In the matter between: NEDBANK LIMITED, Applicant and KUMMARAN GOVENDER (ID NO: 810827 5223 082), First Respondent and KAREN PADAYACHEE (ID NO: 811211 0146 086), Second Respondent, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-13, 09:30, SHERIFF'S OFFICES OF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG**

The undermentioned property will be sold in execution on THURSDAY, 13 APRIL 2023 at 09H30 at the SHERIFF'S OFFICES OF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG:

CERTAIN: ERF 581 VAAL MARINA HOLIDAY TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG

IN EXTENT MEASURING 2 572 (TWO THOUSAND FIVE HUNDRED AND SEVENTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T15074/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 581 GUPPY ROAD, VAAL MARINA HOLIDAY TOWNSHIP, VEREENIGING.

and consists of (not Guaranteed) - DUPLEX IMPROVEMENT WITH IBR ZINK ROOF. GROUND FLOOR: 2 BEDROOMS, 2 BATHROOMS, OPEN PLAN KITCHEN WITH BRAAI AREA, SCULLERY, TV ROOM, DINING ROOM, STOEP.

FIRST FLOOR: BEDROOM WITH WALK IN CUPBOARD AND COMPLETE BATHROOM, DECKING AREA, NOT IN A GOOD CONDITION.

2 ADDITIONAL FLATS EACH CONSISTING OF 2 ROOMS WITH OWN ENTRANCE AND BATHROOM.

SUNDRIES: HALF BUILD BUILDING ON PREMISES, SWIMMING POOL, SMALL OUTSIDE ROOM FOR GARDEN TOOLS, OUTSIDE FLAT WITH BATHROOM.

The Sale shall be by Public Auction to the highest bidder subject to a reserve price of R600,000.00 and subject to the High Court Act and Rules. 1. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT on the day of the sale. 2. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorney and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon balance of the purchase price being secured in terms of the Conditions. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession until date of registration. 5. The full conditions of sale may be perused 24 hours before the sale at the SHERIFF'S OFFICES OF HEIDELBERG, 40 UECKERMANN STREET, HEIDELBERG and will also be read out by the Auctioneer, the Sheriff, Mr WILLEM NELSON or his Deputy prior to the Sale. 6. This Sale is a sale in execution pursuant to a judgement order obtained against the defendants for money owing to the Judgment Creditor in the above honourable court and is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended. 7. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. b) FICA-legislation requirements: proof of ID and residential address. c) Payment of a Refundable registration fee of R1,000.00 in Cash (refundable) to obtain a buyers card; 8. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at DURBANVILLE, 2023-03-02.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/LS/W0028306.



Case No: 17508/2018  
Docex: PO Box 751697

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF JOHANNESBURG CENTRAL, HELD AT JOHANNESBURG)  
**In the matter between: BODY CORPORATE NORTH GRAFTON, Plaintiff and NOKO RHOBOAM  
MABOKELA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-04-12, 09:00, 21 HUBERT STREET, WESTGATE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 17th of November 2020 in terms of which the following property will be sold in execution by the Acting Sheriff of the Magistrates' Court JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG, on the 12th of April 2023 at 09h00, to the highest bidder.

CERTAIN: A unit consisting of:-

Section No 32 and more fully described on Sectional Plan No SS72/1992 in the scheme known as NORTH GRAFTON, situated at YOEVILLE TOWNSHIP, City of Johannesburg Metropolitan Municipality, of which section the floor area according to the said Sectional plan is 85 (EIGHTY FIVE) square metres in extent;

an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST30380/1997.

Exclusive Use Area described as Parking Bay No. P18 measuring 13 (thirteen) square metres and being such parts of the common property comprising the land and the scheme known as NORTH GRAFTON, situated at YOEVILLE TOWNSHIP, City of Johannesburg Metropolitan Municipality, as shown more fully described on Sectional Plan SS72/1992 held by Notarial Deed of Cession SK2005/1997S.

SITUATE AT: SECTION 32 NORTH GRAFTON (COMMONLY KNOWN AS UNIT 405 NORTH GRAFTON), 16 FRANCES STREET, YOEVILLE

MEASURING: 85 (EIGHTY FIVE) square metres in extent

ZONED: RESIDENTIAL

AS HELD BY THE EXECUTION DEBTOR UNDER DEED OF TRANSFER NUMBER: ST30380/1997.

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

Main Building consisting of 2 X BEDROOM, 1 X BATHROOM, 1 X LOUNGE, 1 X KITCHEN

The Purchaser shall in addition to the Acting Sheriff's commission, which is 6% (six percent) on the proceeds of the sale up to a price of R100 000.00 (one hundred thousand rand) and thereafter 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one Rand) to R400 000.00 (four hundred thousand Rand) and thereafter 1.5% (one comma five percent) 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, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Acting Sheriff's trust account immediately on the fall of the hammer or in any customary manner 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 Acting Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction are available 24 hours before the auction at the office of the Acting Sheriff JOHANNESBURG EAST, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

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

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

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

C) Payment of a Registration Fee of R50 000.00 (fifty thousand Rand), refundable after sale if not buying. Cash payments will not be accepted.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG EAST, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, during normal office hours Monday to Friday.

Dated at BEDFORDVIEW, 2023-03-15.

Attorneys for Plaintiff(s): BBM LAW INC., 8A BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 622 3622. Attorney Ref: BN1444.

Case No: 1985/2020

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff JIM ENOS MUTHALA, ID: 660410 6011 08 6, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 14:00, 612 VOORTREKKER ROAD, BRAKPAN**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 27 March 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BRAKPAN, on the 14 April 2023 at 14:00 at the Sheriff's office, 612 VOORTREKKER ROAD, BRAKPAN, subject to a reserve price of R600,000.00: CERTAIN: ERF 2027 DALPARK EXTENSION 6 TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 906 (NINE HUNDRED AND SIX) Square metres; HELD BY DEED OF TRANSFER NUMBER T66130/04 ("the Property"); also known as 28 SAFFRON STREET, DALPARK, BRAKPAN the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 3 X BEDROOMS 2 X BEDROOMS 1 X GARAGE 1 X DINING ROOM 1 X POOL 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, in cash or by way of an electronic funds transfer approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of BRAKPAN, at 612 VOORTREKKER ROAD, BRAKPAN. The Sheriff BRAKPAN, 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 BRAKPAN during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-02-08.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S10405.

Case No: 2022/15784

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

In the matter between: **NEOPAK PROPRIETARY LIMITED (Applicant) and CITY OF EKURHULENI (First Respondent) and CHUNILAL AND TANNA ATTORNEYS (Second Respondent)**

NOTICE OF SALE IN EXECUTION

**2023-04-17, 11:00, Sheriff Germiston South, 4 Angus Street Germiston**

NEOPAK PROPRIETARY LIMITED // CITY OF EKURHULENI CASE NO 2022/15784

IN THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, JOHANNESBURG) CASE NUMBER 2022/ 15784 In the matter between: NEOPAK PROPRIETARY LIMITED (Applicant) and CITY OF EKURHULENI (First Respondent).

NOTICE OF SALE IN EXECUTION

BE PLEASED TO TAKE NOTICE THAT pursuant to a Judgment granted in the abovementioned matter on 14 NOVEMBER 2022 the goods listed hereunder will be sold in execution to the highest bidder at THE SHERIFF GERMISTON at SOUTH 4 ANGUS STREET GERMISTON on the 17th APRIL 2023 at 11h00

namely:

- 1 X FORD RANGER REG NR: FM 521 LC GP
- 1 X FORD RANGER REG NR FV 64FK GP
- 1 X BMW REG NR: FW 94JL GP
- 1 X MERCEDES VITO REG NR: SXF 949 FW GP
- 1 X FORD RANGER REG NR: DF 96 FW GP
- 1 X NISSAN NP 200 REG NR: DV 22 BH GP
- 1 X CHEVROLET BAKKIE REG NR: FP 64 DB GP

Buyers are required to pay a registration fee of R 2000.00 and complete the necessary FICA documents before entering the auction.

DATED AT SANDTON ON THIS 10TH DAY OF MARCH 2023. WEBBER WENTZEL (Applicant's Attorneys)

90 Rivonia Road Sandton Johannesburg 2196 REF: M Straeuli / N Bham / 3052959 TEL: +27115305676

Dated at SANDTON, 2023-03-10.

Attorneys for Plaintiff(s): Webber Wentzel, 90 Rivonia Road Sandton Johannesburg 2196. Telephone: +27115305676. Fax: +27115306676. Attorney Ref: M Straeuli / N Bham / 3052959.

**Case No: 2021/41905**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and EE Freight Services, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-12, 11:30, 22 Voortrekker Street, Corner 2nd Street, Edenvale**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 30 MAY 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of GERMISTON NORTH on 12 APRIL 2023 at 11:30 at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE, to the highest bidder without reserve:

CERTAIN: ERF 823 DOWERGLEN EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 874 (EIGHT HUNDRED AND SEVENTY FOUR) SQUARE METRES;

HELD: Under Deed of Transfer T33254/2012;

SITUATE AT: 4 LUKWART AVENUE, DOWERGLEN EXT. 3, EDENVALE

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 4 LUKWART AVENUE, DOWERGLEN EXT 3, EDENVALE consists of: Lounge, Dining Room, Kitchen, 4 x Bedrooms, 3 x Bathrooms, 3 x Shower, 4 x Toilet, study, OUTBUILDING: Toilet, Double Garage, 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 GERMISTON NORTH, 22 VOORTREKKER STREET, CNR. 2ND STREET, EDENVALE. The SHERIFF GERMISTON NORTH will conduct the sale with auctioneers J.A THOMAS and/or P. ORA. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00 in cash or EFT that must reflect in Sheriff's account prior to sale.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER STREET, CNR. 2ND STREET, EDENVALE, during normal office hours Monday to Friday, Tel: 011- 452 8025, 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/MAT40537).

Dated at JOHANNESBURG, 2023-02-17.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT40537.

Case No: 2021/20163

Docex: DOCEX 125, JHB

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Alani Properties cc, 1st Defendant, Johan Hendrik Hamman, 2nd Defendant and Hendrieka Jacoba Hamman, 3rd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 30 MAY 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of ROODEPOORT on 14 APRIL 2023 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, to the highest bidder without reserve:

CERTAIN: ERF 317 ROODEKRANS EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

MEASURING: 1 346 (ONE THOUSAND THREE HUNDRED FORTY SIX) SQUARE METRES;

HELD: Under Deed of Transfer T17964/1992;

SITUATE AT: 2 ELKIE DRIVE, ROODEKRANS EXT 4, ROODEPOORT

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 2 ELKIE DRIVE, ROODEKRANS EXT 4, ROODEPOORT consists of: Lounge, Living Room, Kitchen, Dining Room, Study, Pantry, Storeroom, 4 x Bedrooms, 2 x Bathrooms, Granny flat: 2 x bedrooms, 1 x Lapa, jacuzzi, Bar, Swimming Pool, 2 x Garages and 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 ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. The SHERIFF ROODEPOORT will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee .

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 ROODEPOORT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, during normal office hours Monday to Friday, Tel: 011 760 1172, 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/MAT39524).

Dated at JOHANNESBURG, 2023-02-20.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT39524.

Case No: 9663/2020

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 PERCY MULLER (IDENTITY NUMBER: 700619 5050 083), FIRST DEFENDANT & LIETA PRISCILLA MULLER (IDENTITY NUMBER: 621101 0041 082), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R650 000.00, will be held by the SHERIFF OF THE HIGH COURT BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 14TH of APRIL 2023 at 09:30 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BOKSBURG during office hours.

CERTAIN: ERF 737 VANDYKPARK TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 763 (SEVEN HUNDRED AND SIXTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER T22107/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 21 ALOE STREET, WARD 31, VAN DYK PARK, BOKSBURG.

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

MAIN BUILDING: 3 BEDROOMS, KITCHEN, LOUNGE, 1 BATHROOM/TOILET, GARAGE, CAR PORT

OUTBUILDING(S): FENCING: CONCRETE SLABS, POOL AREA: SWIMMING POOL,

OTHER: BURGLAR BARS.

The property is zoned residential.

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

Take further notice that:

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

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT62184.

**Case No: 19816/2020**

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 PITI MOSES TSHOKWE (IDENTITY NUMBER: 620630 5644 087), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-04-14, 09:30, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R1 311 000.00, will be held by the SHERIFF OF THE HIGH COURT, BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG on FRIDAY the 14TH of APRIL 2023 at 09:30 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF, BOKSBURG during office hours.

CERTAIN: ERF 732 SUNWARD PARK EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 1 089 (ONE THOUSAND AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T44297/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 19 ARIES ROAD, SUNWARD PARK EXTENSION 2, BOKSBURG.



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

MAIN BUILDING: 4 BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, STUDY ROOM, SCULLERY, 2 bathrooms/TOILETS, 3 GARAGES AND 1 CARPORT

OUTBUILDING: COTTAGE WITH BEDROOM, BATHROOM, OPENPLAN KITCHEN AND DINING ROOM

Walls: BRICK

roof: TILES.

The property is zoned residential.

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

Take further notice that:

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

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT62593.

Case No: 1050/2020

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 MOLOKO MOFFAT NGOETJANA (IDENTITY NUMBER: 800424 5382 084) FIRST DEFENDANT / VINCENT RATHOLE NGOETJANA (IDENTITY NUMBER: 750905 5266 087), SECOND DEFENDANT and OLGA MASETLA NGOETJANA (IDENTITY NUMBER: 751201 0597 083), THIRD DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R400 000.00, will be held by the SHERIFF OF THE HIGH COURT ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 14TH day of APRIL 2023 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 No 69 as shown and more fully described on Sectional Plan No SS197/1995 in the scheme known as PARK AVENUE in respect of the land and building or buildings situate at ALLEN'S NEK EXTENSION 19 TOWNSHIP, LOCAL MUNICIPALITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 68 (SIXTY EIGHT) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER ST36119/2011 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: UNIT 27B PARK AVENUE, 889 DUIKER STREET, ALLENSNEK EXTENSION 19.

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

2 BEDROOMS, TV/LIVING ROOM, KITCHEN, 1 BATHROOM, CARPORT, SWIMMING POOL.

The property is zoned residential.

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

Take further notice that:

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

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

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

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

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

(d) Registration conditions;

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

Dated at PRETORIA, 2023-02-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT62248.

**Case No: 1216/2021**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and RANGOATO RACHEL MANALA (IDENTITY NUMBER: 810228 0529 088), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-04-14, 10:00, 50 EDWARDS AVENUE, WESTONARIA**

In execution of a judgment of the High Court of South Africa, Limpopo Division, Polokwane, abovementioned suit, a sale with a reserve price of R285 000.00, will be held by the SHERIFF OF THE HIGH COURT WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA on FRIDAY the 14TH of APRIL 2023 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 WESTONARIA during office hours.

CERTAIN: PORTION 147 OF ERF 17661 PROTEA GLEN EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

IN EXTENT: 312 (THREE HUNDRED AND TWELVE) SQUARE METRES

HELD BY DEED OF TRANSFER T44420/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 147 POPLAR STREET, PROTEA GLEN EXTENSION 8.

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

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA, 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 WESTONARIA.

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

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

- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, EFT or bank guarantee cheque (no cash accepted) in order to obtain a buyer's card;
- (d) Registration conditions;
- (e) The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guarantee cheque on the date of the sale;
- (f) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale;
- (g) The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 9;
- (h) Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration.

Dated at PRETORIA, 2023-02-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT52485.

**Case No: 977/2021**

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 PHAKAMANI EZRA NTULI (IDENTITY NUMBER: 900424 5593 085), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-04-12, 10:00, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg, in the abovementioned suit, a sale with a reserve price of R550 000.00, will be held by the SHERIFF OF THE HIGH COURT WITBANK at PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK on WEDNESDAY the 12TH of APRIL 2023 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 WITBANK during office hours.

CERTAIN: ERF 2103 DUVHAPARK EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.S. THE PROVINCE OF MPUMALANGA

MEASURING 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO T000013407/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE DUVHAPARK EXTENSION 11 HOME OWNERS' ASSOCIATION (NPC) REGISTRATION NUMBER 2021/122973/08

ALSO KNOWN AS: STAND 2103 DUVHAPARK EXTENSION 11, WITBANK.

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

RESIDENTIAL HOME CONSISTING OF: A TILED ROOF, 3 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE, 1 GARAGE, NO FENCING.

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 WITBANK, PLOT 31 ZEEKOEWATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK 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 WITBANK.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-17.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT67602.

**Case No: 56371/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and THOMAS THEMINKOSI VILAKAZI (IDENTITY NUMBER: 830721 5679 086), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-04-14, 14:00, 612 VOORTREKKER ROAD, BRAKPAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R1 589 656.13, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on FRIDAY the 14TH of APRIL 2023 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF BRAKPAN during office hours.

CERTAIN: PORTION 7 OF ERF 2556 HELDERWYK TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 713 (SEVEN HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T28515/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY MNANDI PROPERTY DEVELOPMENTS PROPRIETARY LIMITED IN FAVOUR OF BRIGHTWARD HOMEOWNERS' ASSOCIATION, NPC (RF), REGISTRATION NUMBER 2008/011168/08

ALSO KNOWN AS: 19 LODTSBERG STREET, HELDERWYK.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, STUDY, 3 BEDROOMS, 2 BATHROOMS, TOILET

OUTBUILDINGS: 2 GARAGES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF BRAKPAN, 612 VOORTREKKER ROAD, BRAKPAN, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF BRAKPAN.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-02-21.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT70936.

Case No: 20041/2021

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MARGARET ZODWA SOTSAKA (IDENTITY NUMBER: 640602 0910 082), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-04-18, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R442 433.33, 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 18TH day of APRIL 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG SOUTH during office hours.

CERTAIN: ERF 236 FOREST HILL TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED

HELD BY DEED OF TRANSFER NUMBER T9369/2016

ALSO KNOWN AS: 57 MINNAAR STREET, FOREST HILL, JOHANNESBURG.

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

MAIN BUILDING: SINGLE STOREY, FREE STANDING, BRICK WALLS, CORRUGATED IRON ROOF/TILES, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 TOILETS

OUTBUILDING: SINGLE STOREY, 3 BEDROOMS, 1 BATHROOM, 1 TOILET, 1 GARAGE

BOUNDARY: FENCED.

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, 2023-02-23.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: M MOHAMED/RJ/MAT52413.



Case No: 8449/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and FRANS HENDRIK SNYDERS (IDENTITY NUMBER: 780215 5027 081), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-04-13, 10:00, 8 SNUIFPEUL STREET, ONVERWACHT**

In execution of a judgment of the High Court of South Africa, Limpopo Division, Polokwane, in the abovementioned suit, a sale with a reserve price of R1 300 000.00, will be held by the SHERIFF OF THE HIGH COURT LEPHALALE at 8 SNUIFPEUL STREET, ONVERWACHT on THURSDAY the 13TH of APRIL 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LEPHALALE during office hours.

CERTAIN: ERF 1738 ELLISRAS EXTENSION 16 TOWNSHIP, REGISTRATION DIVISION L.Q. LIMPOPO PROVINCE

MEASURING 2 087 (TWO THOUSAND AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T74029/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 90 KAMEELDORING WAY, ELLISRAS EXTENSION 16.

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

DOUBLE GARAGE, 1 MAIN BEDROOM WITH BATHROOM, 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM, DINING 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 by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF LEPHALALE, 8 SNUIFPEUL STREET, ONVERWACHT 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF LEPHALALE.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) in cash;
  - (d) Registration conditions.

Dated at PRETORIA, 2023-02-20.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/CN/MAT60701.

Case No: 1109/22

Docex: 7, PORT ELIZABETH

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF NELSON MANDELA HELD IN THE SUB-DISTRICT OF KARIEGA, AT KARIEGA)

**In the matter between: NEDBANK LIMITED, Plaintiff and WALLISEAN ANTON MALGAS, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-04-06, 10:00, ACTING SHERIFF, KARIEGA, L. MAKWETU, at 7 Mardray Court, 18 Baird Street, Kariega**

In pursuance of a judgment dated 2 NOVEMBER 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Acting Sheriff, being L Makwetu or the Deputy on duty, at 7 Mardray Court, 18 Baird Street, Kariega, by public auction on Thursday, 6 APRIL 2023 at 10h00:

Erf 19240 Uitenhage, in the Nelson Mandela Metropolitan Bay Municipality, Division of Uitenhage, in extent 341 (Three Hundred and Forty One) square meters, held by the Defendant under Deed of Transfer No. T2470/08, situated at No. 6 Bird Street, Rosedale, Uitenhage (Kariega), in the Magisterial District of Uitenhage (Kariega)

Description of Property: A compact rectangular shaped brick plastered single storey freestanding dwelling under an asbestos roof consisting of 2 Bedrooms (one with ensuite), living room, a kitchen and a bathroom. It has attached to it an illegal wood and iron structure to left front side of main dwelling. The extension has been excluded from the valuation and insurance. The description of the property is not guaranteed or warranted.

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

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

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

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

Dated at Gqeberha, 2023-02-10.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 18 Castle Hill, Central, Port Elizabeth. Fax: 0415852239. Attorney Ref: Madeleine Gerber. Attorney Acct: N0569/5773.

**Case No: 1109/22**

**Docex: 7, PORT ELIZABETH**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF NELSON MANDELA HELD IN THE SUB-DISTRICT OF KARIOGA, AT KARIOGA)

**In the matter between: NEDBANK LIMITED, Plaintiff and WALLISEAN ANTON MALGAS, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-06, 10:00, ACTING SHERIFF, KARIOGA, L. MAKWETU, at 7 Mardray Court, 18 Baird Street, Karioga**

In pursuance of a judgment dated 2 NOVEMBER 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Acting Sheriff, being L Makwetu or the Deputy on duty, at 7 Mardray Court, 18 Baird Street, Karioga, by public auction on Thursday, 6 APRIL 2023 at 10h00:

Erf 19240 Uitenhage, in the Nelson Mandela Metropolitan Bay Municipality, Division of Uitenhage, in extent 341 (Three Hundred and Forty One) square meters, held by the Defendant under Deed of Transfer No. T2470/08, situated at No. 6 Bird Street, Rosedale, Uitenhage (Karioga), in the Magisterial District of Uitenhage (Karioga)

Description of Property: A compact rectangular shaped brick plastered single storey freestanding dwelling under an asbestos roof consisting of 2 Bedrooms (one with ensuite), living room, a kitchen and a bathroom. It has attached to it an illegal wood and iron structure to left front side of main dwelling. The extension has been excluded from the valuation and insurance. The description of the property is not guaranteed or warranted.

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

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

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

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

- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R15,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 2023-02-10.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027224. Fax: 0415852239. Attorney Ref: Madeleine Gerber. Attorney Acct: N0569/5773.

**Case No: 1425/2020**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and BRIDGET FEZILE MKHATSHWA (Judgment Debtor)**

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

**2023-04-12, 10:00, at the Sheriff's Office, Plot 31, Zeekoewater, Cnr of Gordon Road and Francois Street,  
Witbank, Mpumalanga**

In pursuance of a judgment granted by this Honourable Court on 8 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Witbank at the Sheriff's Office, Plot 31, Zeekoewater, Cnr of Gordon Road and Francois Street, Witbank, Mpumalanga on WEDNESDAY, 12 APRIL 2023 at 10H00, subject to a reserve price of R500 000.00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, Witbank, during office hours, Plot 31, Zeekoewater, Cnr of Gordon Road and Francois Street, Witbank, Mpumalanga (Tel: 013 650 1669) during office hours, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Portion 16 of Erf 1802 Del Judor Extension 12 Township, Registration Division J.S., Province of Mpumalanga, measuring 519 square metres, held by Deed of Transfer No. T14602/2018, also known as Cambridge Estate, 1802 Cambridge Estate Street, Del Judor 12, Witbank, Mpumalanga, subject to the conditions contained in the title deed. IMPROVEMENTS (not guaranteed): A residential home consisting of: A Tiled Roof, 3 Bedrooms, 2 Bathrooms, Kitchen, Lounge, Dining Room, TV Room and Garages. Fencing: Brick Walls. This sale is voetstoots and subject to the conditions of the existing title deeds.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a bank guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the Sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

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

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

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

(3) All bidders are required to pay R5 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(4) Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-02-17.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M28589.

Case No: 2405/2018

Docex: 18

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

In the matter between: **FIRSTRAND BANK LIMITED, Plaintiff and ALETTA MAGRITHA KOTZE (ID NO: 6009050062087), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 10:00, SHERIFF'S OFFICES, 6a THIRD STREET, ARBORETUM, BLOEMFONTEIN**

CERTAIN: PORTION 1 OF ERF 4089 BLOEMFONTEIN (EXTENSION 21) DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE. IN EXTENT: 1160 (ONE THOUSAND ONE HUNDRED AND SIXTY) SQUARE METRES. HELD BY DEED OF TRANSFER NO T4393/2008. Better known as 1 PLETTENBERG STREET, DAN PIENAAR, BLOEMFONTEIN. THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF 2 UNITS: Unit 1: Entrance hall, lounge, dining room, kitchen, study, scullery, 4x bedrooms, 2x bathrooms, shower, 2x toilets, 2x garages, servant room, bathroom/toilet Unit 2: Family room, kitchen, bedroom, bathroom, shower, toilet (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 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, 2023-03-13.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-43048064. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMK1385.

Case No: 882/2020

Docex: 18

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

In the matter between: **ABSA BANK LIMITED, Plaintiff and LENEL GERHARD OOSHUIZEN (ID NO: 6808085016087), 1<sup>st</sup> Defendant and YVETTE SONJA OOSTHUIZEN (ID NO: 6806150115081), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 13:15, MAGISTRATE'S COURT, SOUTHEY STREET, HARRISMITH**

CERTAIN: PORTION 2 (OF 1) OF ERF 396 HARRISMITH, DISTRICT HARRISMITH, PROVINCE FREE STATE. IN EXTENT: 869 (EIGHT HUNDRED AND SIXTY NINE) SQUARE METRES. HELD BY DEED OF TRANSFER NO T1000/2007. SUBJECT TO THE SERVITUDEAS SET OUT THEREIN. BETTER KNOWN AS 94A WARDEN STREET, HARRISMITH, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF : FACE BRICK HOUSE, 4X BEDROOMS, 2X BATHROOMS, KITCHEN, SIT/DINING ROOM, OUTSIDE GARAGE WITH CARPORT AND OUTSIDE ROOM WITH TOILET (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 Harrismith's offices 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 Harrismith. 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, 2023-03-13.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: FML0071.

Case No: D736/2022

Docex: 5 Umhlanga Rocks

## IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: NEDBANK LIMITED, Execution Creditor and KEEGAN NAIDOO, Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-11, , Sheriff of the High Court Lower Tugela at Suite 3 Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwadukuza**

PROPERTY DISCRIPTION: ERF 140 Highridge, Registration Division FU, Province of KwaZulu-Natal, In Extent 1 012 (ONE THOUSAND AND TWELVE) Square Metres,

Held by DEED OF TRANSFER NO. T6306/09

PHYSICAL ADDRESS: 11 Joelah Drive, Highridge, Kwadukuza, KwaZulu-Natal (Magisterial District of ILembe)

ZONING: Residential

IMPROVEMENTS: Single Story with Plastered Blocks under Tile Roof Dwelling consisting of:

- 3 x Bedrooms with no fitted built in cupboards all with tiled floors (poor condition)
- 1 x Bedroom with ensuite (comprising of basin, shower and toilet) and tiled floor (poor condition)
- 1 x Bathrooms (with bath, basin and toilet) and tiled floor (poor condition)
- 1 x Lounge with tiled floor (poor condition)
- 1 x Dining room with tiled floor (poor condition)
- 1 x Kitchen with built in cupboards and tiled floor (poor condition)
- Cement driveway and metal gates.
- Fully fenced with wire fencing.

Overall property in poor condition. No garages or carports

Nothing in this regard is guaranteed.

1. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court on the 18 August 2022

2. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Lower Tugela, Suite 3 Prithvi Centre, 131 Mahatma Gandhi Street, Kwadukuza.

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

(Registration will take place at 18 Suzuka Road, Westmead, Pinetown closes at 09h50;

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

(b) FICA-legislation Requirements: Proof of Identity and Residential address and other.

(c) Payment of a Registration deposit fee of R15 000.00 (refundable) in cash.

(d) Registration of conditions

4. The conditions shall lie for inspection at the office of the Sheriff Lower Tugela, Suite 3 Prithvi Centre, 131 Mahatma Gandhi Street, Kwadukuza for 15 days prior to the date of sale.

5. The Office of the Sheriff for Lower Tugela will conduct the sale with auctioneer Mr R. Singh.

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

Dated at Umhlanga, 2023-03-09.

Attorneys for Plaintiff(s): Garlicke &amp; Bousfield Inc, 7 Torsvale Crescent, La Lucia Ridge, La Lucia. Telephone: 031 570 5433. Fax: 031-570 5307. Attorney Ref: Mr Bruce Rist/sz/L2052/21.

Case No: 310/2019

## IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF PORTSHEPSTONE HELD AT PORT SHEPSTONE)

**In the matter between: FASCADALE HEIGHTS BODY CORPORATE (SS103/1981), Plaintiff and  
MZOZOYANA, NOMSA EUDORA (ID NUMBER: 6010240947088), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-03, 10H00, SHERIFF'S OFFICE NO 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**



This is a sale in execution pursuant to a Judgment obtained in the in the above Honourable Court dated 22ND September 2020 in terms of which the following property will be sold in execution on the on the 3rd April 2023 at 10h00 at the SHERIFF's OFFICE NO 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder without reserve:

**CERTAIN PROPERTY:**

A Unit consisting of

(a) Section No. 4 as shown and more fully described on Sectional Plan No SS 103/1981 in the scheme known as FASCADALE HEIGHTS in respect of the land and building or buildings situate at RAMSGATE, in the Hibiscus Coast Municipality, of which section the floor area, according to the said sectional plan is 105 (One Hundred and five) 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 ST 13067/2013

**SITUATION:**

AREA: RAMSGATE

ZONED: Residential

ADDRESS: Unit 4 Fascalade Heights, 2042 Fascalade Road, Ramsgate, KwaZulu Natal

IMPROVEMENTS: A SINGLE STORY FLAT COMPRISING OF - 2 x Bedrooms, 1 x Kitchen, 1.5 x bathroom, 1 x Lounge and dining area, 1 x Balcony

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

**TERMS:** The Purchaser shall in addition to the Sheriff'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 to be approved by the Plaintiff's Attorneys to be furnished to the Magistrate's Court Sheriff within 21 (twenty one) days after the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

Sheriff commission is payable immediately on demand by the Sheriff and calculated at 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 up to R400 000.00 of the proceeds of the sale and 1.5% on the balance thereof. Maximum commission of R40 000.00 PLUS VAT and Minimum commission of R3000.00 PLUS VAT.

**TAKE FURTHER NOTE:**

1. This sale is a Sale in Execution pursuant to a judgment obtained in the above Honourable Court.
2. The Rules of this action are available 24 hours before the auction at the offices of the Sheriff of Port Shepstone, No 17a mgazi avenue, umtentweni, port shepstone .
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter-alia;
  - a) Directive of the consumer protection act 68 of 2008;  
(url:<http://www.info.gov.za/view/downloadfileaction?id=99961>)
  - b) fica legislation in respect of proof of identity and address particulars;
  - c) Payment of registration deposit of R15 000.00 (refundable) in cash;
  - d) Registration conditions

The office of the Sheriff for Port Shepstone will conduct the sale with auctioneer Mab Mahlangu.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected a the office of the Sheriff of the Magistrate Court, Port Shepstone.

Dated at PORTSHEPSTONE, 2023-02-28.

Attorneys for Plaintiff(s): NORTHMORE MONTAGUE ATTORNEYS C/O VAN ZYL RETIEF ATTORNEYS, 27 WOOLEY STREET, PORT SHEPSTONE. Telephone: 031 830 5157. Fax: 0862623840. Attorney Ref: D MONTAGUE/MAT12903.

Case No: D8752/2021

Docex: docex 27

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

In the matter between: **GREENHOUSE FUNDING 4(RF) LIMITED**, Plaintiff and **ABRAHAM THOKOZA MASHAZI**, IDENTITY NUMBER: 690121 5492 08 6, First Defendant and **NOLITHA SHARON MASHAZI (FORMERLY NONOSE)**, IDENTITY NUMBER: 710121 0538 08 7, Second Defendant

NOTICE OF SALE IN EXECUTION

**2023-04-06, 12H00, THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution 6TH of April 2023 AT 12H00 AT THE SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN, to the highest bidder subject to a reserve price of R720,000.00: REM. OF PORTION 50 OF ERF 803 SEA VIEW, REGISTRATION DIVISION FT, THE PROVINCE OF KWAZULU-NATAL, IN EXTENT 954 (NINE HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T 3339/2004, SUBJECT TO THE CONDITIONS THEREIN CONTAINED, PHYSICAL ADDRESS: 224 HARBOUR VIEW AVENUE, MONTCLAIR, KWAZULU-NATAL, ZONING : RESIDENTIAL(NOTHING GUARANTEED), IMPROVEMENTS: The following information is furnished but not guaranteed: MAINBUILDING : FREESTANDING, BRICK WALLS UNDER TILED ROOF, WOODEN FLOORS, 1X LOUNGE, 1X DINING ROOM, 2X MAIN BEDROOM FITTED BUILT IN, 1X KITCHEN FULLY FITTED, 1X BATHROOM, 1X SHOWER, 2X TOILET, FRONT VERANDA OUTBUILDING: FREESTANDING, BRICK WALLS UNDER ASBESTOS ROOF, CONCRETE FLOORS, 1X BEDROOM, 1X SHOWER, 1X TOILET, 3X GARAGE, BOUNDARY : CONCRETE FENCED, PAVING(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 and full advertisement is available 24hours before the auction at the office of the Sheriff for UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. The office of the Sheriff for Durban South will conduct the sale with either one of the following auctioneers Allan Murugan, or his Deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. 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. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- a) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) All bidders physically attending the auction are required to pay R15,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card
- d) All online bidders are required to pay R40,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card
- e) Registration conditions.

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, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN. STRAUSS DALY INC. MRS ADAMS/GRE463/0110.

Dated at UMHLANGA, 2023-01-30.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705603. Attorney Ref: GRE463/0110. Attorney Acct: STRAUSS DALY.

Case No: D477/2021

Docex: docex 27

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

In the matter between: **Changing Tides 17 (Pty) LTD N.O**, Registration No. 2001/009766/07, Plaintiff and **Walter Sifiso Mhlongo**, Identity Number 630617 5547 08 7, 1st Defendant and **Hlobisile Lydia Mhlongo**, Identity Number 670311 0467 08 4, 2nd Defendant

## NOTICE OF SALE IN EXECUTION

**2023-04-17, 09:00, The Sheriff's Office at 82 Trevenen Road, Lotusville, Verulam (registrations will close at 8:50am)**

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 17 April 2023 at 09:00 at The Sheriff's Office at 82 Trevenen Road, Lotusville, Verulam, to the highest bidder subject to a reserve price :

ERF 360 GLEN ANIL (EXTENSION NO. 2), REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 921 (NINE HUNDRED and TWENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T22381/99 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS: 94 GLEN ANIL ROAD, GLEN ANIL, DURBAN (Magisterial District - Verulam)

ZONING : RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

a double storey house, brick under tile roof consisting of : 1 main bedroom tiled with built in cupboards and en-suite consisting of toilet, bathroom & shower, 4 x other bedrooms tiled with built in cupboards, 2 x family lounge tiled, dining room tiled, kitchen tiled with built in cupboards, hob & eye level oven, 1 x toilet tiled with shower & wash basin, 2 x shower tiled with shower cubicle & wash basin, sliding doors, staircase tiled, swimming pool paved, entertainment & braai area, manual & electronic gates (not working) single and double garage : 1 x outbuilding consisting of : 2 rooms, toilet & shower, iron electronic gate (not working), driveway paved, block fencing, burglar guards, awnings & 6 x 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 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 Inanda District Two, 82 Trevenen Road, Lotusville, Verulam. The office of the Sheriff Inanda District Two, 82 Trevenen Road, Lotusville, Verulam 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: (registration closes at 08:50):

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

D) Registration closes strictly 10 minutes prior to auction (08:50)

E) The 10% deposit plus auction commission is payable in cash

F) Only Registered Bidders will be allowed into the Auction Room

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff High Court, Sheriff Inanda District Two, 82 Trevenen Road, Lotusville, Verulam.

Dated at Umhlanga, 2023-02-22.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: SOU27/4064. Attorney Acct: R Barnard / T Mthembu.

**Case No: D10210/2018**

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and SIZWE LLEWELLYN SIFUNDA N.O. (Acting in his capacity as Trustee of The Nozipho Trust), 1st Respondent and JOSE ALBERTO DELGADO N.O. (Acting in his capacity as Trustee of The Nozipho Trust), 2nd Respondent (Representing iProtech Trustees (Pty) Ltd)**

NOTICE OF SALE IN EXECUTION

**2023-04-06, 12:00, Sheriff's Office, Sheriff Durban North, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution by way of physical attendance on 6 April 2023 at 12H00 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), to the highest bidder subject to a reserve price.

Portion 12 of Erf 935 Durban North, Registration Division FU, Province of KwaZulu-Natal, in extent 1189 (One Thousand One Hundred and Eighty-Nine) square metres, Held by Deed of Transfer No. T29175/2014

Physical Address: 20 Earlswood Place, Athlone, Durban North, KwaZulu-Natal (Ethekeini - Magisterial District)

Zoning: General Residential (nothing guaranteed)

Improvements:

The following information is furnished but not guaranteed:

Main Building: A single freestanding storey brick dwelling under slate roof with carpets, tiled & wooden floors, 1 lounge, 1 dining room, 4 bedrooms, 1 kitchen, pantry, 1 laundry room, 2 bathrooms, 2 toilets, 1 en-suite. Other: Brick fenced boundary with 1 swimming pool: pool area paved, driveway paved & single garage plus toilet & bathroom. (The nature, extent, condition and existence of the improvements are not guaranteed, and sold ("voetstoots")).

The Purchaser shall pay the Auctioneer's commission of 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 if applicable on the conditions of sale, as per the gazette increase in Sheriff's tariffs, effective from 1 November 2017 - Gazette No. 41142 of the purchase price in cash or bank guarantee cheque on the day of the sale and 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 being secured in terms of the conditions of sale clause 9. 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.

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

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

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

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

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

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

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

d) All online bidders are required to pay Registration Fee of R40 000.00 (refundable) prior to the commencement of the auction in order to obtain buyer's card;

e) Registration conditions.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban, 24 hours prior to the auction.

The Conditions shall lie for inspection at the office of the Sheriff Durban North, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban for 15 days prior to the date of sale.

Dated at DURBAN, 2023-03-02.

Attorneys for Plaintiff(s): Goodrickes Attorneys, 1 Nollsworth Park, Nollsworth Crescent, La Lucia Ridge. Telephone: 031 301 6211. Fax: 031 301 6200. Attorney Ref: TSM/ys/MAT16246.

**Case No: D2669/2021**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and PATRICK SIPHO  
MADLALA, First Respondent and PUMZA MADLALA, Second Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-06, 12:00, Sheriff's Office, Sheriff Durban North, 350/352 Stamford Hill Road, ( Mathews Meyiwa)**

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 6TH April 2023 in terms of which the following property will be sold in execution on Thursday, 01ST September 2022 at 12:00 by way of physical attendance at the at the Sheriff's Office, Sheriff Durban North, 350/352 Stamford Hill Road, ( Mathews Meyiwa) and/or online by registering on Sheriff Durban North/ Acting Sheriff Durban South profile on [www.onlineauction.africa](http://www.onlineauction.africa) (in accordance with the Consumer Act 68 of 2008 as Amended), to the highest bidder.

REMAINDER OF ERF 174 ROSEHILL, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 062 (ONE THOUSAND AND SIXTY TWO) SQUARE METRES.

HELD BY DEED OF TRANSFER NO: T:036716/07.

SUBJECT TO THE CONDITIONS HEREIN CONTAINED ("the Property")

PHYSICAL ADDRESS: 86 ACUTT AVENUE, PARKHILL, DURBAN, KWAZULU NATAL

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A single storey, Freestanding Brick walls, Roof tiles, wooden floor, 1 Lounge (open plan) 1 Dining Room, 4 Bedrooms, 1 Kitchen, 3 Shower and Toilet, 1 Toilet .

Boundary Fenced (Wire mesh & Timber), 1 Garage on the roadside.

Cottage at the back: 1 Room and Toilet

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

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

b) All parties will adhere strictly to the Covid - Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola.

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court,

SHERIFF DURBAN NORTH, 350/352 STAMFORD HILL ROAD (MATHEW MEYIWA), DURBAN.

Dated at Durban, 2023-03-08.

Attorneys for Plaintiff(s): Allen Attorneys Inc, 57 Swapo Road, Durban North. Telephone: 0315632358. Fax: 0315637235. Attorney Ref: gd/ep/ 0742.

Case No: 398/2020

Docex: 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 BELINDA JACQUELINE KOBBI (ID NUMBER: 700203 0172 083), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.**



In pursuance of a judgment of the above Honourable Court dated 8 December 2022 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 12 April 2023 at 10:00 at before the Sheriff of BLOEMFONTEIN EAST held at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

CERTAIN: PORTION 1 OF ERF 2 ASHBURY, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE  
IN EXTENT: 457 (FOUR HUNDRED AND FIFTY SEVEN) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T25803/2006

SUBJECT TO: THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 55 PAPER STREET, ASHBURY, BLOEMFONTEIN

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X KITCHEN, 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, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, NO. 3, 7TH STREET, ARBORETUM, BLOEMFONTEIN.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [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, BLOEMFONTEIN EAST (MRS. P. ROODT) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-01-25.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NK2166.

**Case No: 1584 OF 2018**  
**Docex: DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR  
(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG WEST HELD AT ROODEPOORT)

**In the matter between: THE BODY CORPORATE OF HABANOS SECTIONAL SCHEME, Plaintiff and  
MPHAHLELE, KUTLWANO ARMSTRONG, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-14, 10:00, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT**

SECTION No. 29 as shown and more fully described on Sectional Plan No SS152/2007 in the Scheme known as HABANOS in respect of the land and buildings situate at 29 HABANOS, STRAUSS AVENUE, WILGEHEUWEL EXT 23, ROODEPOORT Township of which section the floor area according to the sectional plan is 67 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST10522/2014, THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: SECTIONAL TITLE UNIT, ROOF: TILES, APARTMENTS: LOUNGE, KITCHEN, DININGROOM, 2 BEDROOMS, BATHROOM & CARPORT. ZONING: RESIDENTIAL

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

Dated at ROODEPOORT, 2023-03-08.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Telephone: 0116752881. Fax: 0116752889. Attorney Ref: PHILIP ROOS/EE/MAT24899. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

**Case No: D13312/2018**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and DINESH JAIMONEY DOWLATH, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-04-13, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on the 13th day of APRIL 2023 at 10H00 at the SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN:

consists of:

Property Description:

A UNIT CONSISTING OF -

a) SECTION NO. 22 SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS31/2007, IN THE SCHEME KNOWN AS MARINE POINT IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 170 (ONE HUNDRED SEVENTY) 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 ENDORSED ON THE SAID SECTIONAL PLAN.

HELD BY DEED OF TRANSFER NUMBER ST000042685/2009

(2)AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN PARKING BAY PB40 MEASURING 16 (SIXTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MARINE POINT IN RESPECT OF LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, AS SHOWN AND MORE FULLY DESCRIBED AS ON SECTIONAL PLAN NO. SS31/2007 HELD BY NOTARIAL DEED OF CESSION NO.SK,

(3)AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN PARKING BAY PF11 MEASURING 13 (THIRTEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MARINE POINT IN RESPECT OF LAND AND BUILDING OR BUILDINGS SITUATE AT DURBAN, AS SHOWN AND MORE FULLY DESCRIBED AS ON SECTIONAL PLAN NO. SS31/2007 HELD BY NOTARIAL DEED OF CESSION NO. SK003800/2009;

PHYSICAL ADDRESS: DOOR 306 MARINE POINT, 27 TIME BALL BOULEVARD, POINT WATER FRONT, DURBAN, 4001, in the Magisterial District of Durban.

ZONING: RESIDENTIAL

IMPROVEMENTS (FURNISHED BUT NOT GUARANTEED)

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a double story dwelling consisting of a main dwelling with: 1 entrance hall; 1 lounge; 1 Kitchen; 3 bedrooms, 2 bathrooms; 2 showers, 2 WC; 1 dressing room, 1 balcony, 2 undercover parkings.

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 DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN.

Take further notice that:

- 1.This sale is a sale in execution pursuant to a judgment obtained in the above court.
- 2.The Rules of Auction is available 24 hours before the auction at the office of the SHERIFF FOR DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN.

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

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

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

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

Dated at La Lucia, 2023-03-03.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/RG/MAT16054.

**Case No: 28545/2021**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/00073/06), Plaintiff and Muvhulawa Patrick Mudau, First Defendant and Nomsa Sinah Mudau, Second Defendant**

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

**2023-04-17, 10:00, Sheriff Germiston South, 4 Angus Street, Germiston South**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order Dated 15 December 2022 at the office of the Sheriff Germiston-South, 4 Angus Street, Germiston-South on 17 April 2023 at 10:00 to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Germiston-South at the same address as above, and will also be read out prior to the sale.

No warranties are given with regard to the description and/or improvements.

Description: Erf 673 Tedstoneville Township, Registration Division: I.R.,

Gauteng Province, Measuring 681 Square metres,. Held by Deed of Transfer

T 66102/2004

Situated at: Erf 673 Tedstoneville Township, also known as 11 Arend Street, Tedstoneville, Germiston, Gauteng Province

Zone : Residential

Improvements:

Nothing guaranteed in this regard: Dwelling consisting of: 3 x Bedrooms, 1 x bathroom, 1 x lounge, 1 x dining room, 1 x separate toilet, 2 x garages

Take note of the following requirements for all prospective buyers: 1. As required by the specific sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address.

Dated at Pretoria, 2023-03-13.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10109.

**Case No: 2019/16784**

**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 MOJI: EKETSANG NTOMBI (ID NO: 860730 0926 08 0), DEFENDANT**

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

**2023-04-13, 10H00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Local Division - Johannesburg in the suit, a sale to the highest bidder without a reserve price will be held at the offices of the Sheriff VEREENIGING, at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on 13 APRIL 2023 at 10h00 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN : ERF 2300 SAVANNA CITY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION : I.Q., THE PROVINCE OF GAUTENG, HELD BY DEED OF TRANSFER NUMBER: T058017/2015, MEASURING : 209 (TWO HUNDRED AND NINE) SQUARE METRES, SITUATED AT : 2300 THE ORCHARDS ROAD, SAVANNA CITY EXTENSION 1, also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof : bedrooms, kitchen, lounge, dining, living room, bathroom, garage (not warranted to be correct in every respect ). THE NATURE , EXTENT , CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND /OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD " VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00 (b) 3.5% on R100 001.00. to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff . The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rates of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the suction at the offices of the Sheriff M J Manyandi or his Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 - in cash (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff VEREENIGING at 91 GENERAL HERTZOG STREET, VEREENIGING.

Dated at GERMISTON, 2023-02-13.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 011 873 0991. Attorney Ref: 104147/ D GELDENHUYS / LM.

**Case No: 2020/20850**

**Docex: DOCEX 27 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and ZULU: SIBONGILE (ID NO. 771104 0410 08 1), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 9:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

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 R362 264.38 will be held at the offices of the Acting Sheriff JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG at 9:00 on 12 APRIL 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 187 FAIRVIEW TOWNSHIP, REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG, MEASURING : 248 (TWO HUNDRED AND FORTY EIGHT) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T21473/2016, SITUATED AT : 54 GRACE STREET, FAIRVIEW 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, and kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property , the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to

the auction at the offices of the Sheriff Palm Ridge. The office of the Sheriff Mr, Ian Burton or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadFileAction?ActionId=99961](http://www.info.gov.za/view/DownloadFileAction?ActionId=99961)) (b) FICA LEGISLATION - ID and address particulars (c) Payment of a registration fee of R25 000.00- refundable registration fee prior to the commencement of the auction in order to obtain a buyers card. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Palmridge, 39a Louis Trichardt Street, Alberton North.

Dated at GERMISTON, 2023-02-13.

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: 109678 /D GELDENHUYS / LM.

**Case No: 2021/52706**

**Docex: DOCEX 27 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, PLAINTIFF and  
NGOBESE: DUMISANI PHINEAS (ID NO. 870922 5871 08 4), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-12, 9:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

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 R436 000.00 will be held at the offices of the Acting Sheriff JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG at 9:00 on 12 APRIL 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 481 YEOVILLE TOWNSHIP, REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG, IN EXTENT: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY: DEED OF TRANSFER NO.T5190/2019, SITUATED AT : 15 BECKER STREET, YEOVILLE 2. ERF 1211 YEOVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, IN EXTENT 165 (ONE HUNDRED AND SIXTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T5190/2019. SITUATE AT: 13 BECKER STREET, YEOVILLE also the 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, 3 bedrooms, kitchen and bathroom. OUTBUILDING: 2 bedrooms, bathroom and toilet. (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 Palm Ridge. The office of the Sheriff Mr, Ian Burton or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadFileAction?ActionId=99961](http://www.info.gov.za/view/DownloadFileAction?ActionId=99961)) (b) FICA LEGISLATION - ID and address particulars (c) Payment of a registration fee of R50 000.00- refundable registration fee prior to the commencement of the auction in order to obtain a buyers card. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Palmridge, 39a Louis Trichardt Street, Alberton North.

Dated at GERMISTON, 2023-02-13.

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: 113966/D GELDENHUYS / LM.



Case No: 18711/2020

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

In the matter between: **SAWINDU 08 (RF) (PTY) LTD, Plaintiff and THEMBELIHLE ZIZO TSHANDA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-13, 10:00, 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING**

The property which, on 13 APRIL 2023 at 10H00, will be put up to auction at 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING, in respect of an order/s granted on the 21ST DAY OF JULY 2021 consists of:

ERF 2569 SAVANNA CITY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 260 (TWO HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 25785/2016

ALSO KNOWN AS: 2569 HONEY GOLD ROAD, SAVANNA CITY

IMPROVEMENTS: TILED ROOF, 2 BEDROOMS, KITCHEN, LOUNGE, TOILET/BATHROOM

(Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS: -

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

1. THE SALE

1.1. The sale shall be conducted in accordance with the provisions of Rule 46 and Rule 46A, of the Uniform Rules of the Superior Courts Act, No. 10 of 2013, as well as the provisions of the Consumer Protection Act, No. 68 of 2008, the regulations promulgated thereunder and the "Rules of Auction", and all other applicable law.

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

2. MANNER OF SALE

2.1. The property shall be sold by the sheriff to the highest bidder with a reserve of R 263 430.00.

2.2. The sale shall be for South African Rands and no bid of less than R1000.00 (one thousand rands) shall be accepted.

2.3. The execution creditor shall be entitled to cancel the sale at any stage before the bidding starts.

2.4. If any dispute arises about any bid the property may again be put up for auction.

2.5. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties but may be rectified.

2.6. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to in clause 4, the sheriff may refuse to accept the bid of such bidder. All bids will be accepted provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the sheriff's commission.

On the refusal of a bid under circumstances referred to in clause 2.7, the property may immediately be put up for auction again.

Dated at

Attorneys for Plaintiff(s): HJW ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Telephone: 0104480609. Attorney Ref: M00902.

Case No: 5033/2021

Docex: 346 RANDBURG

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, APPLICANT and SMITH: JOSEPHINE CATHERINE, RESPONDANT**

## NOTICE OF SALE IN EXECUTION

**NOTICE OF SALE IN EXECUTION, 09:00, SHERIFF LENASIA NORTH: No 5-2nd AVENUE, CNR STATION ROAD, ARMADALE (VIKING)**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 24TH NOVEMBER 2022 in terms of which the following property will be sold in execution on 12TH APRIL 2023 at 09H00 by the SHERIFF LENASIA NORTH at No. 5-2nd AVENUE, CNR STATION ROAD, ARMADALE (VIKING) to the highest bidder with reserve of R317 000.00. ERF 968 ELDORADOPARK TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 278 (TWO HUNDRED AND SEVENTY-EIGHT) SQUARE METERS. HELD BY DEED OF TRANSFER NO, T82688/2002, SITUATED AT: 46 NIKKEL CRESCENT, ELDORADOPARK, ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED), The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, 2XBATHROOMS, 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, LENASIA NORTH. The office of the SHERIFF LENASIA NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 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 LENASIA NORTH at No. 5-2nd AVENUE, CNR STATION ROAD, ARMADALE (VIKING)

Dated at SANDTON, 2023-03-07.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., LIBERTY LIFE OFFICE PARK, 171 KATHERINE STREET, BUILDING 2, 2ND FLOOR, STRATHAVON, SANDTON. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S. Mnokwe/NK/MAT11218.

**Case No: 11878/2018**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: BODY CORPORATE LION RIDGE (REGISTRATION NUMBER: 4/1997), Execution Creditor and PAULOS NDLOVU, First Execution Debtor, ZANDILE DAPHNE DLAMINI, Second Execution Debtor, NEDCOR BANK (BONDHOLDER), First Interested Party and REGISTRAR OF DEEDS (JOHANNESBURG), Second Interested Party**

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

**2023-04-04, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

The property which on Tuesday, 4 April 2023 at 10h00, shall be put up for auction at the Sheriff of the Magistrate's Court, Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, consists of -

A unit consisting of:-

(a) SECTIONAL TITLE UNIT 008 as shown and more fully described on Sectional Plan number ST 4/1997 in the scheme known as SS LION RIDGE in respect of the land and building or buildings situated at 35 JEANETTE STREET, SS LION RIDGE, RIDGEWAY EXTENSION 8, JOHANNESBURG, of which section the floor area, according to the said sectional plan is 57 (Fifty-seven) square meters in extent and

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

Property Description: the premises is a townhouse (flat) zoned for residential use measuring 57 (Fifty-seven) square meters.

A copy of the rules of auction and conditions of sale are available from the offices of the Sheriff Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park 24 hours prior to the auction.

Registrations for auctions is open on the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction.

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

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

Dated at JOHANNESBURG, 2023-02-09.

Attorneys for Plaintiff(s): BAM ATTORNEYS, 9TH FLOOR, ATRIUM ON 5TH BUILDING, 5TH STREET, SANDTON. Telephone: 010 541 1568. Attorney Ref: DEB28.

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**Case No: 12080/2018**

IN THE MAGISTRATE'S COURT FOR

(Gauteng Division, Johannesburg)

**In the matter between: BODY CORPORATE LION RIDGE (REGISTRATION NUMBER: 4/1997), Execution Creditor and ANGEL THAB'SILE KHUMALO, First Execution Debtor, PHINEAS CHIPPA RIKHOTSO, Second Execution Debtor, SOUTH AFRICAN HOME LOANS GUARANTEE TRUST (BONDHOLDER), First Interested Party and REGISTRAR OF DEEDS (CITY OF JOHANNESBURG), Second Interested Party**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-04, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

The property which on Tuesday, 4 April 2023 at 10h00, shall be put up for auction at the Sheriff of the Magistrate's Court, Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park, consists of -

A unit consisting of:-

(a) SECTIONAL TITLE UNIT 009 as shown and more fully described on Sectional Plan number ST 4/1997 in the scheme known as SS LION RIDGE in respect of the land and building or buildings situated at 35 JEANETTE STREET, SS LION RIDGE, RIDGEWAY EXTENSION 8, JOHANNESBURG, of which section the floor area, according to the said sectional plan is 57 (Fifty-seven) square meters in extent and

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

Property Description: the premises is a townhouse (flat) zoned for residential use measuring 57 (Fifty-seven) square meters.

A copy of the rules of auction and conditions of sale are available from the offices of the Sheriff Johannesburg West, 139 Bayers Naude Drive, Franklin Roosevelt Park 24 hours prior to the auction.

Registrations for auctions is open on the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction.

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

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

Dated at JOHANNESBURG, 2023-02-09.

Attorneys for Plaintiff(s): BAM ATTORNEYS, 9TH FLOOR, ATRIUM ON 5TH BUILDING, 5TH STREET, SANDTON. Telephone: 010 541 1568. Attorney Ref: DEB10.

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**Case No: D6371/2019**

**Docex: Docex 161 Durban**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: SB GUARNATEE COMPANY (RF) PROPRIETARY LIMITED (REG NO: 2006/021576/07), Applicant and THULANI NKUMBULO MDLALOSE (ID NO: 801226 5302 080), First Respondent and AYANDA NONDUMISO MDLALOSE (ID NO: 810308 0607 082), Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY: AUCTION

**2023-04-03, 09:00, Sheriff, Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban.**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 29 April 2022 in terms of which the following immovable property will be sold in execution, subject to a reserve price

R1,750,000.00 (one million, seven hundred and fifty thousand Rand), on 3 April 2023 at 09h00 by the Sheriff, Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane, Umbilo, Durban.

Certain: Immovable Property:

Erf 5433 Durban, Registration Division FU, Province of KwaZulu-Natal, measuring 624 (six hundred and twenty four) square metres.

As held: By the Execution Creditor under Deed of Transfer T23801/2017.

Physical address: 1 183 Edmonds Road, Glenwood, Durban

Description: The Property is zoned as a residential holding.

Improvements: The Property comprises of a double storey house with a tiled roof, a single storey bricked outhouse, a single story garden flat with a clay tiled roof, with a lower level kitchen and living rooms and bedrooms on the first floor. The property is gently sloping and includes a small garden and a pool with covered entertainment area as well as a single garage. The dwelling has a covered entertainment area with a toilet adjoining the pool. The dwelling house consists of four bedrooms, two bathrooms and a guest toilet, an open plan kitchen, a lounge, a dining room, a study, a scullery and a laundry room. The improvements appear to be the paved surroundings around the house, access gate, boundary wall and swimming pool. Improvements are not guaranteed.

The Purchaser shall in addition to the Sheriff, Durban West commission, which is 6% (six percent) on the proceeds of the sale up to a price of R100 000.00 (one hundred thousand Rand) of the proceeds of the sale and then 3.5% (three point 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 thereafter 1.5% (one point five percent) on the balance of the proceeds of the sale up to a maximum commission of R40 000.00 (forty thousand Rand) in total and a minimum of R3 000.00 (three thousand Rand) plus value added tax ("VAT") thereon, pay a deposit of 10% (ten percent) of the purchase price in cash or bank guaranteed cheque or electronic transfer into the Sheriff, Durban West'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 the Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff, Durban West 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.

Take notice further 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, Durban West, at No. 1 Rhodes Avenue, Glenwood, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, including 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; and
  - d) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff, Durban West, during office hours Monday to Friday.

The office of the Sheriff for Durban West will conduct the sale with auctioneers N ADAMS.

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

Dated at Umhlanga, 2023-03-14.

Attorneys for Plaintiff(s): EDWARD NATHAN SONNENBERGS INC., 1 Richefond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031 536 8609. Fax: 031 536 8095. Attorney Ref: C SCHOON / 0459436.

**Case No: 17696/2021**

**Docex: 351**

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07)**, Plaintiff and **HENDRY RICHARD DAVIS (IDENTITY NUMBER: 680513 5590 08 9)**, Defendant

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and warrant granted on 18 August 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 12 April 2023 at 09:00 by the Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder:- CERTAIN: ERF 391 ROSEACRE EXTENSION 12 TOWNSHIP SITUATED: 11 STRELIZIA CRESCENT, ROSEACRE, EXTENSION 12, JOHANNESBURG, 2197 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 290 (TWO HUNDRED AND NINETY) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL 3 x BEDROOMS, 2 x BATHROOMS, 1 x KITCHEN, 1 x LOUNGE, BRICK AND PLASTERED WALLS, BURGLAR BARS ON WINDOWS, HELD by the DEFENDANT, HENDRY RICHARD DAVIS (IDENTITY NUMBER: 680513 5590 089), under his name under Deed of Transfer No T7485/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Palm Ridge at 39A Louis Trichardt Street, Alberton North. ALFONSO MADIKIZELA, 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. AM/WE/IC000261, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617 FAX: 086 664 1624.

Dated at Pretoria, 2023-02-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR Incorporated Cape Town Branch, Black River Park Southold Warehouse Building, Fir Street, Observatory, Cape Town, Tel: (021) 003. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: AM/WE/IC000261.

**Case No: 14316/2021**

**Docex: 351**

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

**In the matter between: SB Guarantee Company (Rf) Proprietary Limited (Registration Number: 2006/021576/07), Plaintiff and STEVEN DONOVAN PONTAC (IDENTITY NUMBER: 9502105098087), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-04-14, 12:00, Sheriff of the High Court George at 21 Hibernia Street, Office 9, George**

In pursuance of a judgment and warrant granted on 24 March 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 14 April 2023 at 12:00 by the Sheriff of the High Court George at 21 Hibernia Street, Office 9, George to the highest bidder:- CERTAIN: ERF 2883 PACALTS DORP TOWNSHIP SITUATED: 210 Protea Way, Pacaltsdorp, George, 6529 MAGISTERIAL DISTRICT: George REGISTRATION DIVISION: WESTERN CAPE PROVINCE MEASURING: 367 (THREE HUNDRED AND SIXTY SEVEN) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: 2 x Bedrooms with built in cupboards; 1 x Kitchen with built in cupboards; 1 x Lounge; 1 x Bathroom with shower; Asbestos Roof; and 1 x Flatlet open plan with bathroom and kitchen DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, Steven Donovan Pontac (IDENTITY NUMBER: 9502105098087), under his name under Deed of Transfer No. T42435/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court George at 21 Hibernia Street, Office 9, George. ALFONSO MADIKIZELA, 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 4765, FAX: 086 697 7980, E-MAIL: srossouw@lgr.co.za, REF. AM/WE/IC00036, c/o LGR INCORPORATED CAPE TOWN BRANCH, BLACK RIVER PARK SOUTHOLD WAREHOUSE BUILDING, FIR STREET, OBSERVATORY, CAPE TOWN, 7925, TEL: (021) 003 4000, FAX: 086 526 4533

Dated at Pretoria, 2023-02-13.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817-4843. Fax: 086 697 7980. Attorney Ref: WE/AM/IC000365.



Case No: 17696/2021

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and HENDRY RICHARD DAVIS (IDENTITY NUMBER: 680513 5590 08 9), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-04-12, 09:00, Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and warrant granted on 18 August 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 12 April 2023 at 09:00 by the Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder:- CERTAIN: ERF 391 ROSEACRE EXTENSION 12 TOWNSHIP SITUATED: 11 STRELIZIA CRESCENT, ROSEACRE, EXTENSION 12, JOHANNESBURG, 2197 MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 290 (TWO HUNDRED AND NINETY) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL 3 x BEDROOMS, 2 x BATHROOMS, 1 x KITCHEN, 1 x LOUNGE, BRICK AND PLASTERED WALLS, BURGLAR BARS ON WINDOWS, HELD by the DEFENDANT, HENDRY RICHARD DAVIS (IDENTITY NUMBER: 680513 5590 089), under his name under Deed of Transfer No T7485/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Palm Ridge at 39A Louis Trichardt Street, Alberton North. ALFONSO MADIKIZELA, 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. AM/WE/IC000261, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617 FAX: 086 664 1624

Dated at Pretoria, 2023-02-02.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O LGR Incorporated Cape Town Branch, Black River Park Southold Warehouse Building, Fir Street, Observatory, Cape Town, Tel: (021) 003. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: AM/WE/IC000261.

Case No: 11041/2018

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

**In the matter between: ABSA BANK LIMITED (Plaintiff) and MOSIMA FLORINAH MEHALE, Identity Number 711224 0516 08 4 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-04-18, 11:00, AT THE PREMISES KNOWN AS DOOR NO. 106 (UNIT 80) BAY RIDGE, 2 KENILWORTH AVENUE, MILNERTON**

1. Property: Door no. 106 (Unit 80) Bay Ridge, 2 Kenilworth Avenue, Milnerton
2. Domicile: Door no. 106 (Unit 80) Bay Ridge, 2 Kenilworth Avenue, Milnerton
3. Residential: 60 Kayalami Terrace, Halfway House, Kayalami

In execution of a judgment of the above honourable court dated 17 March 2020 and 16 August 2021, the undermentioned immovable property will be sold in execution on TUESDAY, 18 APRIL 2023 at 11:00 at the PREMISES known as DOOR NO. 106 (UNIT 80) BAY RIDGE, 2 KENILWORTH AVENUE, MILNERTON

1. A Unit consisting of- (a) Section no 80 as shown and more fully described on Sectional Plan No. SS218/1994, in the scheme known as BAY RIDGE in respect of the land and building or buildings situate at MILNERTON, in the City of Cape Town, Cape Division, Western Cape Division, Western Cape Province, of which section the floor area, according to the sectional plan, is 39 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 section plan. Held by Deed of Transfer no ST14075/1997. 2. An exclusive use area described as PARKING BAY number P75 measuring 14 square metres, being as such part of the common property, comprising the land and the scheme known as BAY RIDGE in respect of land and building or buildings situate at MILNERTON, in the City of Cape Town, Cape Division, Western Cape Province, as shown and more

fully described on Sectional Plan Number SS218/1994. Held by Notarial Deed of Cession of Exclusive Use Area SK3149/1997S.

CONDITIONS OF SALE:

1. The sale is subject to: 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended). 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A RESIDENTIAL PLASTERED FLAT UNDER A TILED ROOF IN A VERY GOOD AREA AND IN A VERY GOOD CONDITION comprising out of:

A LOUNGE, KITCHEN, BEDROOM, BATHROOM, BALCONY & PARKING BAY.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, CAPE TOWN NORTY and at the offices of the undersigned.

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

Dated at Tyger Valley, 2023-03-14.

Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 3000. Attorney Ref: MJT/Yvette Smith/ZA0538.

## PAUC

**PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****PHIL MINNAAR AUCTIONEERS GAUTENG****E/L CC NAIR****(Master's Reference: 11809/22)****AUCTION NOTICE****2023-03-27, 11:00, BOWLING CLUB, 38 CORONATION STREET, DUNDEE****5 WATT ROAD, DUNDEE X14**

Duly instructed by the Executor of the Estate Late SS Nair (Masters References: 11809/2022), PHIL MINNAAR AUCTIONEERS GAUTENG are selling INDUSTRIAL OFFICES WITH INTERNAL OFFICES, per public auction at 5 WATT ROAD, DUNDEE X14, on 27 MARCH 2023 @ 11:00. TERMS: 10% Deposit and 4% auctioneers commission plus VAT. Balance payable within 30 days after confirmation. Property sold subject to Master of the High Court approval. ENQUIRIES: Contact Phil Minnaar Auctioneers at (012) 343-3834.

Pierre Vermeulen, 813 Park Street, Sunnyside, Pretoria. Tel: (012) 343-3834. Fax: (012) 343-2789. Web: [www.philminnaarauctioneers.co.za](http://www.philminnaarauctioneers.co.za). Email: [auctioninfo@mweb.co.za](mailto:auctioninfo@mweb.co.za). Ref: S3273.

**Vans Auctioneers****Insolvent Estate Joseph Bheki Lukhele****(Master's Reference: T1349/2021)****2 BEDROOM APARTMENT IN WEAVID PARK, SILVERTON, PRETORIA****2023-03-29, 12:00, Vans Auctioneers Online Bidding Platform - [www.vansauctions.co.za](http://www.vansauctions.co.za)****AUCTION OF: DOOR 406, CASA BOTANICA, 170 PITTS AVENUE, WEAVID PARK, PRETORIA  
DOOR ND PARK, PRETORIA**Measuring: ±80 m<sup>2</sup>

Address: 170 Pitts Ave, Weavind Park Pretoria

Improvements:

2 Bedroom, 1 Bathroom Apartment with Open Plan Living Area and Kitchen.

Auctioneers Note: Great Opportunity for first time buyers and investors!

R25,000 registration fee, 20% Deposit. Bidders to register & supply proof of identity and residence. Regulations to Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za), Rules of Auction to be viewed at 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel 086 111 8267 | Auctioneer: Johan Van Eyk

Chanél Tame, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctioneers.co.za](http://www.vansauctioneers.co.za). Email: [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za). Ref: Chanel

**Park Village Auctions****Insolvent Estate: JC & M Varalla****(Master's Reference: G139/G164/2022)****Timed Online Auction Notice****2023-03-27, 10:00, 169 Bit Road, Cnr Dressage Way Street, Bridle Park Country Estate (Re of Ptn 396 measuring 1 hectare), Sun Valley, Midrand**

Timed Online Auction commencing at 10:00am on Monday 27 March, 2023

Closing at 10:00 on Friday 31 March, 2023

Large double storey residential dwelling comprising 5 bedrooms, 3 bathrooms, outside scullery/laundry, staff accommodation, two single garages, swimming pool and flatlet

15% deposit on the fall of the hammer and balance within 30 days of confirmation.

Buyer's commission payable. R10 000.00 refundable registration deposit payable.

Debbie Barson, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011 789 4375. Fax: 011 789 4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [debbie@parkvillage.co.za](mailto:debbie@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Duly instructed by the Financial Institution who holds a Special Power of Attorney**  
**(Master's Reference-)**  
**AUCTION NOTICE**

**2023-03-27, 11:00, 10 Conrad Drive, Blairgowrie, Randburg (Erf 2185 - measuring 1006 square metres)**

A three Bedroomed, two bathroom single storey family home with a double tandem garage, staff accommodation and swimming pool.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Blueberry Construction and Projects 14 CC (in liquidation)**  
**(Master's Reference: T1569/2022)**

Timed Online Auction Notice

**2023-03-27, 10:00, Property 1: 63 Alsation Road, Glen Austin AH, Midrand (Portion 3 of Holding 472 - measuring 8565 square metres) and**

**Property 2: 8C West Road, Glen Austin AH, Midrand (Re Extent of Erf 460 - measuring 8566 square metres)**

Timed Online Auction commencing at 10:00am on Monday 27 March, 2023

Closing at 10:00am on Friday 31 March, 2023

Property 1: A large residential dwelling and outbuildings converted in to multi-tenanted property comprising 1 two bedroomed garden cottage and 19 single rooms some with own and some with shared bathrooms, kitchen facilities.

Property 2: The remaining brick walling and part thatch roofing structure of a fire-ravaged residential dwelling and outbuildings.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable. R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Asset Auctions (Pty) Ltd**  
**Raymond Clayton Mulder (Estate Late)**  
**(Master's Reference: 003313/2016)**  
**LIVE WEBCAST AUCTION**

**2023-03-28, 11:00, 115 Beaconsfield Road, Primrose, Gauteng**

Acting on instructions from the Executor, in the matter of Raymond Clayton Mulder (Estate Late) Estate No: 003313/2016, we will sell by way of public auction the following

3 Bedroom Home Comprising of: 2 Full bathrooms, Open plan kitchen/dining room, Living/family room, Single room flatlet with full bathroom, Double extra large garage

Viewing: By appointment with the Auctioneer | [online.asetauctions.co.za](http://online.asetauctions.co.za) | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA

Pieter Rushmer, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.asetauctions.co.za](http://www.asetauctions.co.za). Email: [pieter@asetauctions.co.za](mailto:pieter@asetauctions.co.za). Ref: -

**WH Auctioneers (Pty) Ltd  
Black Dragon Industries (Pty) Ltd t/a Auto Magic Sandton (In Liquidation)  
(Master's Reference: G224/23)**

**AUCTION NOTICE**

**2023-03-28, 10:30, Unit A, Linbro Business Park, 27 Galaxy Ave, Frankenwald, Sandton**

Duly instructed by the Liquidators, WH Auctioneers will sell the following:

Preparation Bays, Curtain Rails, Welders, Mobile Infared Light Stand, Battery Charger Trolley, Work Benches, 2018 Mobijack 20 Ton H-Frame Press, Lujan Headlamp Beam Tester, Floor Jacks, Firat Spraybooth with Ramp and Extraction System, Shelving, Aykom Compressor with Aydin Receiver Tank and Air Dryer as well as Office Furniture

Contact: Kim 0824605989 or [kimr@wh.co.za](mailto:kimr@wh.co.za)

Viewing: Monday, 27 March from 09h00 to 16h00.

Buyers Registration Fee: Refundable R5,000.00 via EFT and FICA

Terms & Conditions Apply.

Details subject to change without prior notice.

Kim Romao, 578 16th Road, Randjespark, Midrand. Tel: 0115745700. Fax: 0862412672. Web: [www.whauctions.com](http://www.whauctions.com). Email: [kimr@wh.co.za](mailto:kimr@wh.co.za). Ref: BD.

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**WH Auctioneers (Pty) Ltd  
Natissue 1 (Pty) Ltd (In Liquidation)  
(Master's Reference: G1007/2019)**

**AUCTION NOTICE**

**2023-03-29, 10:30, 578 16th Road, Randjespark, Midrand**

Duly instructed by the Liquidator, WH Auctioneers will sell the following:

8 x 2012 / 2011 / 2010 Tata SFC 4072 Ton Trucks, 2006 Tata LPT 7135 4 Ton Truck, 2014 Isuzu N Series, Quad Trailers, Single Axle Cage Trailer, Thule Trailer & 2005 Paramount Interlink Trailer

Contact: Kim 0824605989 or [kimr@wh.co.za](mailto:kimr@wh.co.za)

Viewing: Day prior.

Buyers Registration Fee: Refundable R50,000.00 via EFT and FICA

Terms & Conditions Apply.

Details subject to change without prior notice.

Kim Romao, 578 16th Road, Randjespark, Midrand. Tel: 011 574 5700. Fax: 0862412672. Web: [www.whauctions.com](http://www.whauctions.com). Email: [kimr@wh.co.za](mailto:kimr@wh.co.za). Ref: NAT.

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