



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 696

9

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No. 48771

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
not be held responsible for the quality of  
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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

**IMPORTANT NOTICE:**

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

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

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

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

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

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

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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



**GOVERNMENT PRINTING WORKS - BUSINESS RULES**

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

**QUOTATIONS**

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

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

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

#### Physical Address:

**Government Printing Works**  
149 Bosman Street  
Pretoria

#### Postal Address:

Private Bag X85  
Pretoria  
0001

#### GPW Banking Details:

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

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

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

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

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

**Tel:** 012-748 6200

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

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

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

**Fax:** 012-323-9574

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

ESGV

## SALES IN EXECUTION • GEREGTELIKE VERKOPE

Case No: PSRC358/2018  
91

IN THE REGIONAL COURT

(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF PORT SHEPSTONE, HELD AT PORT SHEPSTONE)

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-26, 10:00, Acting Sheriff of Port Shepstone Higher/Lower Court at the Sheriff's Offices at NO. 17 Mgazi Avenue, Umtentweni, Port Shepstone**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted on 18 December 2019 against the Judgment Debtor for money owing to the Execution Creditor and an order granted 1 September 2022 declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 26th June 2023 at 10h00 by the Acting Sheriff for Port Shepstone Higher/Lower Court at the Sheriff's offices at No 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder: **PROPERTY DESCRIPTION:** ERF 504 SOUTHBROOM (EXTENSION 2), REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 9 944 (Nine Thousand Nine Hundred and Forty Four) SQAURE METRES, HELD by Deed of Transfer T28475/2003 **PHYSICAL ADDRESS:** 22 Mendip Road, Southbroom, KwaZulu-Natal. Magisterial District - Port Shepstone. **IMPROVEMENTS:** The following information is furnished, but not guaranteed, double storey consisting of: plastered walls, tile roof, tile floors, lounge and dining room combined, bathroom and shower combined, 2 bedroom, kitchen, 1 bedroom with en-suite, shower, toilet, balcony on top floor. **Outbuilding:** Single storey, plastered walls, other roof, tile floor, 1 bedroom, shower, toilet. **Boundary:** Fenced (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). **ZONING:** Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4.

Should the purchaser take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 6. The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy. 7. Advertising costs at current publication rates and sale costs according to the court rules apply. 8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars c) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; d) Registration conditions; and

Dated at: UMHLANGA ROCKS, 2023-05-22.

Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks, Tel. 031-5757532, Fax. 0866762270, Ref. LIT/sn/SAHO16129.834.

Case No: 1529/2022

Docex: DOCEX 52, GQEBERHA

IN THE HIGH COURT OF SOUTH AFRICA

(EASTERN CAPE DIVISION, GQEBERHA)

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Ryan Gerrith Dace, Identity Number : 840515 5161 08 9, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 10:00, Office of the Sheriff Port Elizabeth West, 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 R480,000.00, to the highest bidder on 30th day of June 2023 at 10:00 at the Sheriff PE West, 68 Perkins Street, North End, Port Elizabeth. Erf 1678 Malabar situate in the Nelson Mandela Bay Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, in extent 300 Square Metres Situated at 98 Armstrong Street, Malabar, Port Elizabeth Held under Deed of Transfer No. T3340/2014 The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff PE West, 68 Perkins Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Entrance hall, Lounge, Dining room, Kitchen, 2 x Bedrooms, 1 Bathroom, 1 Shower, WC Outside building : Granny Flat with kitchen, Bedroom, Bathroom, WC.

Dated at Gqeberha, 2023-04-20.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1220. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: 3663/2021**

**Docex: DOCEX 52, GQEBERHA**

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

**In the matter between: Firststrand Bank Limited, Registration Number 1929/001225/06, Plaintiff and Luntu Noruga, Identity Number: 800215 5483 08 2, Defendant**

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

**2023-06-30, 12:00, Office of the Sheriff, 12 Theale Street, North End, Port Elizabeth**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R357,198.34, to the highest bidder on 30th day of June 2023 at 12:00 at the Office of the Sheriff, 12 Theale Street, North End, Port Elizabeth. ERF 804 KWAMAGXAKI IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY DIVISION OF Uitenhage Province of the Eastern Cape, in extent 286 SQUARE METRES Situated at 4 MAKULENI STREET, KWAMAGXAKI, PORT ELIZABETH Held under Deed of Transfer No. T74793/2016 The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff, 12 Theale Street, North End, Port Elizabeth. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms:

Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Main Dwelling consists of 1 x lounge, 1 Dining Room, 1 x Kitchen 3 x Bedrooms, 1 x Bathroom, WC and 2 x Garages.

Dated at Gqeberha, 2023-04-20.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conynham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/0963. Attorney Acct: Minde Schapiro & Smith Inc.

**Case No: D2399/2020**

**Docex: 4, UMHLANGA ROCKS**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and PHUMELELE MOTSOAHAE (ID No. 690123 5743 088), Defendant**



## NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, at 18 SUZUKA ROAD, WESTMEAD, PINETOWN with the reserve price of R1 650 000.00.**

DESCRIPTION: PORTION 3 OF ERF 940 KLOOF, Registration Division FT, Province of KwaZulu-Natal, in extent 2039 (Two Thousand and Thirty Nine) square metres, held under Deed of Transfer No.T.051466/2007 subject to the conditions therein contained ("the mortgaged property")

SITUATE AT: 15 Jerome Street, Kloof, Pinetown, KwaZulu-Natal (in the magisterial district of Pinetown)

The following information is furnished but not guaranteed:-

IMPROVEMENTS: A Single House with brick walls and tiled roofing comprising of:-

MAIN BUILDING: 4 Bedrooms; 1 Ensuite with built in cupboards; 1 Toilet and Bathroom, 2 Lounge, 1 Diningroom; 1 Kitchen

OUTBUILDING: Granny Flat, shower and Bath, Alarm system and Double Garage

ZONING: Residential (not guaranteed)

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected 15 days prior to the date of sale at the offices of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown. (Tel. 031-7013777)

Take further notice that:-

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15,000.00 in cash;
4. Registration conditions;
5. Advertising costs at current publication rates and sale costs according to court rules apply.

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

Dated at UMHLANGA, 2023-04-03.

Attorneys for Plaintiff(s): Livingston Leandy, Ground Floor, Building 5, Glass House Office Park, 309 Umhlanga Rocks Drive, La Lucia Ridge. Telephone: 031 5367500. Fax: 0865145099. Attorney Ref: 28M13917.

**Case No: 13679/2022**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and MUSTAK GAGARIYA (ID NUMBER: 781226 5845 08 2) - JUDGMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2023-06-28, 09:00, NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (known as Viking)**

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 R1 133 653.25, will be held by the Sheriff LENASIA, at NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (known as Viking) on WEDNESDAY the 28 JUNE 2023 at 09H00 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 LENASIA during office hours: ERF 2372 LENASIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO T15312/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL. ALSO KNOWN AS: 23 VULTURE STREET, LENASIA EXTENSION 1, 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; DINING ROOM; LOUNGE; KITCHEN; 1 X GARAGE. FLATLET: 2 X BEDROOMS; 1 X BATHROOM; KITCHEN; LOUNGE. 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 R50,000.00; (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 LENASIA'S OFFICES, NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (known as Viking). TELEPHONE NUMBER: (010) 233 0210.

Dated at PRETORIA, 2023-05-31.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC., BLOCK A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: 0123651887. Attorney Ref: M JONKER/AM/DG40311.

**Case No: 22/029177**

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

**In the matter between: ANRICKE PLACE BODY CORPORATE - Judgment Creditor and JUNE MABLE MIDDLETON- 1st Judgment Debtor, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 2nd Judgment Debtor and FIRSTRAND BANK LTD - 3rd Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House - 614 James Crescent, Halfway House**

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 9th of December 2022, together with court order dated 16th November 2022, the property listed below will be sold in execution by the Sheriff Halfway House, on the 25th day of April 2023 at Sheriff Halfway House, 614 James Crescent, Halfway House at 11:00 to the highest bidder.

PROPERTY:

1. UNIT 97 in the scheme known as ANRICKE PLASE , WITH SCHEME NUMBER 654/2007, under Title Deed ST59553/2016, which is better known as UNIT 97, ANRICKE PLACE, LEVER ROAD, NOORDWYK, JOHANNESBURG in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 86 (Eighty-Six square meters) sqm. in extent; and

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

3. Held by Deed of Transfer ST59553/2016.

ALSO KNOWN AS: UNIT 97, ANRICKE PLACE, LEVER ROAD, NOORDWYK, JOHANNESBURG

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

The property comprising of:

Rooms: 1st Floor Unit, 3 Bedrooms, Kitchen, 2 Bathrooms, 1 Shower, 1 Bath, 2 Toilets, 2 Carports

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable via EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfway House, 614 James Crescent, Halfway House, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfway House, 614 James Crescent, Halfway House.

MANNER OF SALE

The sale shall be for South African Rand.

Dated at Roodepoort, 2023-05-17.

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: ANR1/0037.



**Case No: 12606/2021**

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

**In the matter between: Nedbank Limited, Plaintiff and E Johnson, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, NO 102 Parker Street, Riviera**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned matter, a Sale in Execution will be held by The Sheriff PRETORIA NORTH EAST at No 102 Parker Street, Riviera on THURSDAY the 29th of JUNE 2023 at 10H00 of the Defendants' undermentioned property SUBJECT TO A RESERVE PRICE OF R450 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Pretoria North East. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

a) A unit consisting of: SECTION 1 as shown and more fully described on SECTIONAL PLAN NO: SS726/2005 in the scheme known as WAVERLEY 1132 in respect of the land and building(s) situated at WAVERLEY TOWNSHIP. Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which the floor area, according to the said Sectional Plan is 154 (ONE HUNDRED AND FIFTY-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: ST60275/2017

Also known as: 1330B COLLINS AVENUE, WAVERLEY, PRETORIA

Improvements (which are not warranted to be correct and are not guaranteed):

HOUSE CONSISTING OF: 1X LOUNGE, 1X DINING ROOM, 3X BEDROOMS, 1X KITCHEN, 1X BATHROOM, 2X TOILETS, 1X POOL, 1X CARPORT, SINK ROOM, BRICK WALLS

CONDITIONS:

10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Attorney Ref: N88858.

**Case No: 45404/2021**

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

**In the matter between: Nedbank Limited, Plaintiff and Abishai Leonard Murray, 1st Defendant and Sally Murray, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, No 102 Parker Street, Riviera**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned matter, a Sale in Execution will be held by The Sheriff PRETORIA NORTH EAST at No 102 Parker Street, Riviera on THURSDAY the 29TH of June 2023 at 11H00 of the Defendants' undermentioned property SUBJECT TO A RESERVE PRICE OF R250 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Pretoria North East. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

ERF 5128 EERSTERUST EXTENSION 6 TOWNSHIP

REGISTRATION DIVISION: J.R. PROVINCE OF GAUTENG

MEASURING: 345 (THREE HUNDRED AND FORTY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T27055/2008

Also known as: NO 22 CRYSTAL STREET, EERSTERUST EXT 6, PRETORIA

Improvements (which are not warranted to be correct and are not guaranteed):

HOUSE CONSISTING OF: VACANT STAND (ORIGINAL BUILDING DEMOLISHED)

CONDITIONS:

10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Attorney Ref: N88134.

**Case No: 13604/2022**

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

**In the matter between: Nedbank Limited, Plaintiff and Thonda Kishan Chand, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, No 614 James Crescent, Halfway House**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the above mentioned matter, a Sale in Execution will be held by The Sheriff HALFWAY HOUSE - ALEXANDRA at No 614 James Crescent, Halfway House on TUESDAY the 27TH of JUNE 2023 at 11H00 of the Defendants' undermentioned property SUBJECT TO A RESERVE PRICE OF R500 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Halfway House - Alexandra. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

PORTION 68 (A PORTION OF PORTION 13) OF THE FARM BLUE HILLS, NO 397, REGISTRATION DIVISION: J.R. PROVINCE OF GAUTENG

MEASURING: 1,0085 (ONE comma ZERO ZERO EIGHT FIVE) HECTARES

HELD BY DEED OF TRANSFER NO: T121615/2004

Also known as: NO 68 VILLAGE ROAD, BLUE HILLS

Improvements (which are not warranted to be correct and are not guaranteed):

HOUSE CONSISTING OF: A VACANT STAND

CONDITIONS:

10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

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

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Attorney Ref: RB0096.

**Case No: 13604/2022**

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

**In the matter between: Nedbank Limited, Plaintiff and Thonda Kishan Chand, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, 614 James Crescent, Halfway House**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned matter, a Sale in Execution will be held by The Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 27TH of JUNE 2023 at 11H00 of the Defendants' undermentioned property SUBJECT TO A RESERVE PRICE OF R180 000.00 and on the conditions to be read out by the Auctioneer namely the Sheriff Halfway House - Alexandra. Prior to the sale, the conditions can be inspected at the office of the above Sheriff at the address as above:

a) A unit consisting of: SECTION 58 as shown and more fully described on SECTIONAL PLAN NO: SS7531993 in the scheme known as LA MICHELLE in respect of the land and building(s) situated at VORNA

VALLEY OWNERSHIP. Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which the floor area, according to the said Sectional Plan is 68 (SIXTY-EIGHT) SQUARE METRES in extent: and

b) an undivided share in the common property in the scheme apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held by Deed of Transfer no: ST32280/2004; and

An exclusive use area described as CARPORT NO. C58, MEASURING 11 (ELEVEN) SQUARE METRES being as such part of the common property comprising the Land and the scheme known as LA MICHELLE in respect of the land and building or buildings situate at VORNA VALLEY TOWNSHIP, the City of Johannesburg Metropolitan municipality as shown and more fully described on Sectional Plan no SS753/1993

Held under Notarial Deed of Cession No SK1609/2004S

Also known as: DOOR NO 58 LA MICHELLE, HARRY GALAUN DRIVE, VORNA VALLEY

Improvements (which are not warranted to be correct and are not guaranteed):

HOUSE CONSISTING OF: Ground Floor Unit in Complex, 1X Carport, 2X Bedroom, 1X Lounge, 1X bathroom, 1X Toilet, 1X Bath

CONDITIONS:

10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): Weavind and Weavind Inc, Block E, Glenfield Office Park, No 361 Oberon Street, Faerie Glen, Pretoria. Telephone: 0123463098. Attorney Ref: RB0069.

**Case No: CA5838/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and Mogammad Ameer Gamiieldien, Defendant**

Sale In Execution

**2023-06-28, 11:00, Wynberg East Sheriff's Office: Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews, Wynberg**

In execution of judgment in this matter, a sale will be held on WEDNESDAY, 28 JUNE 2023 at 11h00 at the WYNBERG EAST SHERIFF'S OFFICE situated at EBENEZER ROAD, HOUSE VINCENT, 3RD FLOOR, WYNBERG MEWS, WYNBERG, of the immovable property described as:

ERF 103269 Cape Town, in the City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 496 Square Metres,

Held under Deed of Transfer No: T 38490/2018

ALSO KNOWN AS: 19 Mansfield Road, Lansdowne, Cape Town, 7780;

IMPROVEMENTS (not guaranteed): Plastered house with an Asbestos Roof consisting of: 3 x Bedrooms with en-suite, 2 x Bathrooms, Lounge, Kitchen, Dining Room, Outside Room, Eye Level Oven, Electric Gate, Electric Metal Fence, Built in Cupboards and a Single Garage.

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: Mrs G Naidoo.

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.

12. The property shall be sold by the Wynberg East Sheriff at Ebenezer Road, House Vincent, 3rd Floor, Wynberg Mews, Wynberg, subject to a reserve price of R1 500 000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, 24 hours prior to the auction.

Dated at Cape Town, 2023-05-09.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4727. Fax: 021 464 4810. Attorney Ref: PALR/ac/SA2/1868.

**Case No: 10382/2022**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and TSHIDISO  
NKANYISO NANGO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-29, 10:00, 51/61 Rosettenvilled rd, Village Main Industrial Park, Unit B1 JHB**

In pursuance of a judgment dated 23 AUGUST 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Johannesburg North or the Deputy on duty, at Sheriff offices 51/61 Rosettenvilled rd, Village Main Industrial Park, Unit B1 JHB on Thursday, 29 June 2023 at 10h00, by public auction and with a court set reserve of R456 749.01:

THE PROPERTY IS ZONED: RESIDENTIAL

Section No. 6 as shown and more fully described on Sectional No. SS177/1993 in the scheme known as RICHMOND PLACE, situate at RICHMOND TOWNSHIP, in the City of Johannesburg Metropolitan Municipality, Measuring 73<sup>2</sup> (Seventy Three) Square Metres

AND an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan, Both Held by Deed of Transfer Number: ST42310/2017, subject to such conditions as set out in the aforesaid Title Deed.

An exclusive Use Area described as Parking P6 measuring 13 (Thirteen) square metres, being as such part of the common property, comprising the land and the scheme known as Richmond Place in respect of land and building/s situate at Richmond Township; Local Authority: City of Johannesburg Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS177/1993, Held by Notarial Deed of Cession No. SK2782/2017, subject to such conditions as set out in the aforesaid title Deed. Situate at: Unit No. 6 Richmond Place Complex, Park Road, Richmond, Johannesburg, in the Magisterial District of Johannesburg Central

Description of Property: a unit consisting of 2 bedrooms, bathroom, kitchen and a lounge The description of the property is not guaranteed or warranted.

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

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

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

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

Dated at GQEBERHA, 2023-06-02.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0970.

**Case No: 1839/2021**

**Docex: 7, PORT ELIZABETH**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and JOCHEMUS  
JOHANNES PETRUS CROTS-DE-JAGER, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 09:30, 182 Leeuwpoot Street, Boksburg**

In pursuance of a judgment dated 22 November 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff Boksburg or the Deputy on duty, at 182 Leeuwpoot Street, Boksburg on Friday, 30 June 2023 at 09:30 by public auction and with a court set reserve of R630 000.00:

Section No. 43 as shown and more fully described on Sectional Plan No. SS90/2013 in the scheme known as Goshawk Crescent in respect of land and building/s situated at Parkrand Extension 15 Township, in the Ekurhuleni Metropolitan Municipality, Measuring 75 m<sup>2</sup> (Seventy Five) Square Metres 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: ST13599/2017 and subject to such conditions as set out in the aforesaid Deed and further subject to a restriction on alienation in favour of The Parklands Village Home Owners Association (RF) NPC (registration number 2005/032772/08) situated at 43 Goshawk Crescent, Parklands Estate, Van Wyk Louw Drive, Parkrand Ext. 15

Description of Property: The property is in a secured sectional scheme with plaster walls and tile roofing, it comprises of 3 bedrooms, bathroom, kitchen and lounge. 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 182 Leeuwpoot Street, Boksburg.

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)  
b) Fica - legislation i.r.o. proof of identity and address particulars  
c) Payment of a Registration Fee of R20,000.00 in cash  
d) Registration Condition.

Dated at GQEBERHA, 2023-06-02.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/0744.

Case No: 1341/2022

Docex: 7, PORT ELIZABETH

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and LAURENTI SYLVESTER SEELE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-23, 10:00, 8 Fincham street, Vryburg**

In pursuance of a judgment dated 15 December 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Vryburg, on Friday 23 June 2023 at 10:00 at the sheriff's office 8 Fincham street, Vryburg, by public auction with a court set reserve of R810 000.00.

Erf 717 (Portion of Erf 716) Vryburg, situate in the Naledi Local Municipality Registration Division North West Province in extent 913 (Nine Hundred and thirteen) square metres held by Deed of Transfer number T276/2018 Situate at: 6 William Herbst, Vryburg

Improvements: Main building has 2 Bedrooms, 2 Bathrooms, lounge, kitchen and a family room, and there is a cottage with 5 Bedrooms, 5 bathrooms and a swimming pool. The description of the property is not guaranteed or warranted.

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

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

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

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

Dated at GQEBERHA, 2023-06-02.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: Reatile Semane. Attorney Acct: STA269/1030.

Case No: 1307/2022

Docex: Docex 1 East London

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and BMC DEVELOPMENT HOLDINGS (PTY) LTD (First Execution Debtor), BAFANA MVUYISI GCANGA (Second Execution Debtor) and PUMZA GCANGA (Third Execution Debtor)**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, East London High Court Sheriff, 75 Longfellow Street, Quigney, East London**

IN PURSUANCE of a Judgment granted in the High Court of East London on 13 December 2022 and Warrant of Execution dated 10 January 2023 by the above Honourable Court, the following property will be sold in Execution without reserve on FRIDAY, the 30th June 2023 at 10h00 by the Sheriff of the Court at the Sheriff's Office situated at 75 Longfellow Street, Quigney, East London.

Property Description: ERF 11363, EAST LONDON, BUFFALO CITY METROPOLITAN MUNICIPALITY, DIVISION OF EAST LONDON, PROVINCE OF THE EASTERN CAPE

IN EXTENT 1 011 (ONE THOUSAND AND ELEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T0118/2016

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

Commonly known as: 17 Beach Road, Nahoon, East London



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

Description: Unknown, zoned as residential.

Improvements: Improvements are not guaranteed.

**TERMS:**

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

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

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

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

**RULES OF AUCTION:**

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

Dated at EAST LONDON, 2023-05-26.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond EL Inc., Quenera Office Park, 12 Quenera Drive, Beacon Bay North, East London. Telephone: 0437224210. Fax: 0437221555. Attorney Ref: AJ PRINGLE/BB/MAT52025/S1216. Attorney Acct: DRAKE FLEMMER & ORSMOND INC.

**Case No: PMB/RC921/2019**  
**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ABEL MDUNGE, 1<sup>st</sup> Defendant and DUMAZILE BARBARA MDUNGE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, PIETERMARITZBURG: 397 LANGALIBALELE STREET,  
PIETERMARITZBURG**

In pursuance of judgments granted by this Honourable Court on 4 FEBRUARY 2021 and 10 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 R400 000.00, by the Sheriff of the Lower Court PIETERMARITZBURG, to the highest bidder.

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

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

PORTION 92 (OF 15) OF ERF 1772 PIETERMARITZBURG, REGISTRATION DIVISION F.T., PROVINCE OF KWAZULU-NATAL, IN EXTENT 400 (FOUR HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T60350/2005, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 71 SIEMS PLACE, FILLIAN PARK, PIETERMARITZBURG, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: UMGUNGUNDLOVU

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: CARPORTS

TAKE FURTHER NOTICE THAT:

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The RULES OF AUCTION are available 24 hours before the auction at the offices of the Sheriff of the Lower Court Pietermaritzburg, 397 Langalibalele Street, Pietermaritzburg.

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) Refundable deposit as a bidding fee.

d) Registration Conditions.

The CONDITIONS OF SALE and RULES OF AUCTION may be inspected at the Sheriff's office, 397 Langalibalele Street, Pietermaritzburg.

The office of the Sheriff of the Lower Court Pietermaritzburg will conduct the sale with auctioneer, MR. S R ZONDI.

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

Dated at PRETORIA, 2023-05-11.

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: U21762/DBS/N FOORD/CEM.

**Case No: PMB/RC921/2019**

**Docex: DOCEX 178, PRETORIA**

IN THE MAGISTRATE'S COURT FOR

(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF KWAZULU-NATAL HELD AT PIETERMARITZBURG)

**In the matter between: ABSA BANK LIMITED, Plaintiff and ABEL MDUNGE, 1<sup>st</sup> Defendant and DUMAZILE BARBARA MDUNGE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, PIETERMARITZBURG: 397 LANGALIBALELE STREET, PIETERMARITZBURG**

In pursuance of judgments granted by this Honourable Court on 4 FEBRUARY 2021 and 10 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 R400 000.00, by the Sheriff of the Lower Court PIETERMARITZBURG, to the highest bidder.

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

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

PORTION 92 (OF 15) OF ERF 1772 PIETERMARITZBURG, REGISTRATION DIVISION F.T., PROVINCE OF KWAZULU-NATAL, IN EXTENT 400 (FOUR HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T60350/2005, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 71 SIEMS PLACE, FILLIAN PARK, PIETERMARITZBURG, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: UMGUNGUNDLOVU

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: CARPORTS

TAKE FURTHER NOTICE THAT:

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The RULES OF AUCTION are available 24 hours before the auction at the offices of the Sheriff of the Lower Court Pietermaritzburg, 397 Langalibalele Street, Pietermaritzburg.



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) Refundable deposit as a bidding fee.

d) Registration Conditions.

The CONDITIONS OF SALE and RULES OF AUCTION may be inspected at the Sheriff's office, 397 Langalibalele Street, Pietermaritzburg.

The office of the Sheriff of the Lower Court Pietermaritzburg will conduct the sale with auctioneer, MR. S R ZONDI.

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

Dated at PRETORIA, 2023-05-11.

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: U21762/DBS/N FOORD/CEM.

**Case No: 4711/2016**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SUSARA JOHANNA BARNARD, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 12:00, THE MAGISTRATE'S COURT, 12 KLOOSTER CONVENT STREET, JAGERSFONTEIN**

In pursuance of judgments granted by this Honourable Court on 18 MAY 2017 and 11 APRIL 2019, a Warrant of Execution issued on 9 MAY 2019, an Order in terms of Rule 46A(9)(c) granted on 10 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 23 MARCH 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R185 000.00, by the Sheriff of the High Court THEUNISSEN at THE MAGISTRATE'S COURT, 12 KLOOSTER CONVENT STREET, JAGERSFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, THEUNISSEN: 44 ANDRIES PRETORIUS STREET, THEUNISSEN, 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 445 JAGERSFONTEIN, DISTRICT FAURESMITH, PROVINCE FREE STATE, IN EXTENT: 1 115 (ONE THOUSAND ONE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER T27622/2007, SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED

(also known as: 1 HOSPITAL ROAD, JAGERSFONTEIN, FREE STATE)

MAGISTERIAL DISTRICT: XHARIEP

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

6 BEDROOMS, 2 LOUNGES, KITCHEN, BALCONY, TOILET AND SHOWER, TOILET AND BATHROOM - REMARK: HOUSE VANDALISED

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/s for money owing to the Execution Creditor.

2. The auction will be conducted by the Sheriff, M A Matsoso.

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, 44 Andries Pretorius Street, Theunissen, 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 R5 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U19247/DBS/N FOORD/CEM.

**Case No: 35046/2019**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and SABELA JOHANNES SEKGOTO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 14:00, THE SHERIFF'S OFFICE, BRAKPAN: CNR 612 VOORTREKKER ROAD & PRINCE GEORGE AVENUE, BRAKPAN**

In pursuance of a judgment granted by this Honourable Court on 23 FEBRUARY 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court BRAKPAN, to the highest bidder.

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

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

PORTION 106 OF ERF 21669 TSAKANE EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 104 (ONE HUNDRED AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T925/2009, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 21669/106 RANYAO STREET, TSAKANE EXTENSION 11, BRAKPAN, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 3 BEDROOMS, BATHROOM, TOILET, KITCHEN, LIVING ROOM, ENTRANCE HALL, DINING ROOM

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: L3393/DBS/N FOORD/CEM.

**Case No: 39423/2019**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and LOCKY GLINTON MATSHUBENG, 1<sup>st</sup> Defendant and SEBAKE ADOLIAH PHASHA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 2 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 R411 760.28, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

PORTION 91 OF ERF 4449 DAWN PARK EXTENSION 38 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 509 (FIVE HUNDRED AND NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T38597/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 91 CIVIT STREET, DAWN PARK EXTENSION 38, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, SHOWER, 2 TOILETS, CARPORT

Dated at PRETORIA, 2023-05-11.

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: F9266/DBS/N FOORD/CEM.

**Case No: PMB/RC192/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE MAGISTRATE'S COURT FOR

(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF KWAZULU-NATAL HELD AT PIETERMARITZBURG)

**In the matter between: ABSA BANK LIMITED, Plaintiff and NELISIWE GLENROSE MHLONGO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-29, 11:00, THE ACTING SHERIFF'S OFFICE, GREYTOWN: 123 PINE STREET, GREYTOWN**

In pursuance of a judgment granted by this Honourable Court on 10 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 R450 000.00, by the ACTING SHERIFF OF THE HIGHER AND LOWER COURTS GREYTOWN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGHER AND LOWER COURTS, GREYTOWN: whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

PORTION 2 OF ERF 250 GREYTOWN, REGISTRATION DIVISION F.T., PROVINCE OF KWAZULU-NATAL, IN EXTENT 951 (NINE HUNDRED AND FIFTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T8626/1996, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 182 CARTER STREET, GREYTOWN, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: UMZINYATHI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 3 BEDROOMS, KITCHEN, OPEN-PLAN LOUNGE WITH DINING ROOM, BATHROOM, TOILET, GARAGE, OUTSIDE ROOM (FRONT), OUTSIDE ROOM (BACK) WITH A SHOWER

TAKE FURTHER NOTICE THAT:

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The RULES OF AUCTION are available 24 hours before the auction at the offices of the Acting Sheriff Greytown, 123 Pine Street, Greytown.
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) Refundable deposit as a bidding fee.

d) Registration Conditions.

The CONDITIONS OF SALE and RULES OF AUCTION may be inspected at the Acting Sheriff's office, 123 Pine Street, Greytown.

The office of the Acting Sheriff Greytown will conduct the sale with auctioneer, MR. T A MTSWENI.

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

Dated at PRETORIA, 2023-05-09.

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: U19699/DBS/N FOORD/CEM.

**Case No: 231/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

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

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG SOUTH: SHOP NO. 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, JOHANNESBURG**

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 subject to a reserve price in the amount of R350 000.00, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS43/1977 IN THE SCHEME KNOWN AS MARMONT PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ROSETTENVILLE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 125 (ONE HUNDRED AND TWENTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST25099/2020

(also known as: UNIT 2 MARMONT PLACE, 60 DAISY STREET, ROSETTENVILLE, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, 2 BEDROOMS, KITCHEN, BATHROOM, SHOWER, 2 TOILETS & OUTBUILDING: GARAGE

TAKE FURTHER NOTICE THAT:

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

2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.

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

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

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

c) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.

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

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

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

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24442/DBS/N FOORD/CEM.

**Case No: 326/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and MOTSWIRI RUBENSTEIN MPHAAHLELE N.O. in his official capacity as Trustee for the time being of the MOLOTO A PHAAHLA TRUST, Registration Number: IT8242/2006, 1<sup>st</sup> Defendant AND MALI ZABILON MASHININI N.O. in his official capacity as Trustee for the time being of the MOLOTO A PHAAHLA TRUST, Registration Number: IT8242/2006, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 5 JULY 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 R214 402.05, by the Sheriff of the High Court PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, 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 274 PARADISO TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 1616 (ONE THOUSAND SIX HUNDRED AND SIXTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER T18569/2008, SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY THE CONDITION THAT THE PROPERTY MAY NOT BE TRANSFERRED WITHOUT THE CONSENT OF LOMBARDY HOME OWNERS ASSOCIATION NUMBER 2007/013652/2007 (AN ASSOCIATION INCORPORATED UNDER SECTION 21 OF THE COMPANIES ACT, ACT 61 OF 1973)

(also known as: 274 TURIN STREET, PARADISO, LOMBARDY ESTATE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

VACANT STAND.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9393/DBS/N FOORD/CEM.

Case No: 473/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and LORRAINE MARIA MOKHARIE,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, THE SHERIFF'S OFFICE, PRETORIA NORTH EAST: 102 PARKER STREET, RIVIERA,  
PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 11 OCTOBER 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 R350 000.00, by the Sheriff of the High Court PRETORIA NORTH EAST, to the highest bidder.

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

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

ERF 5628 EERSTERUST EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 308 (THREE HUNDRED AND EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42716/1995, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 5 CYRUS AVENUE, EERSTERUST EXTENSION 6, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, 2 BEDROOMS, KITCHEN, TV ROOM, BATHROOM, TOILET, CARPORT, TILE ROOF, PAINTED WALLS, BRICK FENCE

Dated at PRETORIA, 2023-04-14.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9036/DBS/N FOORD/CEM.

Case No: 31001/2018

Docex: DOCEX 178, PRETORIA

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and AYANDA BRIAN MDHLULI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 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 31 JANUARY 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 R170 000.00, by the Sheriff of the High Court VEREENIGING, to the highest bidder.

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

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

ERF 1443 STRETFORD TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER T28216/2011, SUBJECT TO THE CONDITIONS CONTAINED THEREIN

(also known as: 1443 PARAKIET STREET, STRETFORD, 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, 2023-04-17.

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: F8613/DBS/N FOORD/CEM.

**Case No: 10336/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ZOLILE NCURU, 1<sup>st</sup> Defendant and  
MAHLOGONOLO ESTHER MIRIAM KEKANA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE  
ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 28 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R323 455.18, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 5691 SOSHANGUVE EAST EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 346 (THREE HUNDRED AND FORTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T31503/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 7094 TSHEGA STREET, SOSHANGUVE EAST EXTENSION 6, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET, CARPORT, LAPA

Dated at PRETORIA, 2023-04-17.

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: F9808/DBS/N FOORD/CEM.

**Case No: 2393/2018**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and COMPUTOR MPHO MOLEMANE, 1<sup>st</sup>  
Defendant and GOPOLANG REBECCA MOLEMANE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 29 JULY 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 R278 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, RUSTENBURG: 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 10418 BOITEKONG EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH-WEST PROVINCE, MEASURING 218 (TWO HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T2800/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE RIGHT OF FIRST REFUSAL

(also known as: 10418 11TH STREET, BOITEKONG EXTENSION 9, RUSTENBURG, NORTH WEST)  
MAGISTERIAL DISTRICT: RUSTENBURG  
ZONING: RESIDENTIAL  
IMPROVEMENTS: (Not Guaranteed)  
MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET  
Dated at PRETORIA, 2023-04-13.

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: F7176/DBS/N FOORD/CEM.

**Case No: 56632/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and ELIJA SICELO MALAHLELA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of judgments granted by this Honourable Court on 21 SEPTEMBER 2021 and varied on 3 JUNE 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 R396 347.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

ERF 8040 VOSLOORUS EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 358 (THREE HUNDRED AND FIFTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13125/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 8040 LEKOLOANE STREET, VOSLOORUS EXTENSION 9, BOKSBURG, GAUTENG)  
MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 2 BEDROOMS, DINING ROOM, KITCHEN, LOUNGE, FAMILY ROOM, BATHROOM/TOILET & OUTBUILDING: 4 OUTSIDE ROOMS

Dated at PRETORIA, 2023-04-17.

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: F9763/DBS/N FOORD/CEM.

**Case No: 537/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and TSHOLOFELO RONALD BRANDER, Defendant**

**NOTICE OF SALE IN EXECUTION**

**22023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 4 MARCH 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

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



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

PORTION 29 OF ERF 2102 CASHAN EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION J.Q., PROVINCE OF NORTH-WEST, MEASURING 744 (SEVEN HUNDRED AND FORTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T137520/2007, SUBJECT TO THE CONDITIONS THEREIN AND SUBJECT TO THE CONDITIONS OF MEMBERSHIP OF PROHIBITIONS AGAINST ALIENATION AND REVERSION OF PROPERTY IN FAVOUR OF THE ROCKCLIFF ESTATE HOMEOWNERS ASSOCIATION, REGISTRATION NUMBER 2002/031581/08

(also known as: 7 KRANSVIEW CRESCENT, CASHAN EXTENSION 21, RUSTENBURG, NORTH-WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): VACANT STAND

Dated at PRETORIA, 2023-04-13.

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: U22856/DBS/N FOORD/CEM.

**Case No: 950/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: ABSA BANK LIMITED, Plaintiff and HANNES BEYLEVELD, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

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");

In pursuance of a judgment granted by this Honourable Court on 29 JULY 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 R258 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS306/2008 IN THE SCHEME KNOWN AS CARLI HOF IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 4 OF ERF 134 RUSTENBURG TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 35 (THIRTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST37294/2008

(also known as: UNIT 9 CARLI HOF, 8 BOOM STREET, RUSTENBURG, NORTH WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: KITCHEN, BEDROOM, BATHROOM & OUTBUILDING: SINGLE CARPORT

Dated at PRETORIA, 2023-04-13.

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: ABSA/GUNKO.

**Case No: 950/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and HANNES BEYLEVELD, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 29 JULY 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 R258 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS306/2008 IN THE SCHEME KNOWN AS CARLI HOF IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PORTION 4 OF ERF 134 RUSTENBURG TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 35 (THIRTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST37294/2008

(also known as: UNIT 9 CARLI HOF, 8 BOOM STREET, RUSTENBURG, NORTH WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: KITCHEN, BEDROOM, BATHROOM & OUTBUILDING: SINGLE CARPORT.

Dated at PRETORIA, 2023-04-13.

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: U23871/DBS/N FOORD/CEM.

**Case No: 1764/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ABU SAYEED, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 25 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R510 000.00, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

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

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

PORTION 18 OF ERF 1923 RUSTENBURG TOWNSHIP, REGISTRATION DIVISION J.Q., PROVINCE NORTH WEST, IN EXTENT 892 (EIGHT HUNDRED AND NINETY TWO) SQUARE METRES, HELD UNDER DEED OF TRANSFER T53326/2008, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 61 DAWES STREET, OOS-EINDE, RUSTENBURG, NORTH WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDINGS: 3 CARPORTS, STAFF QUARTERS - BEDROOM, BATHROOM

Dated at PRETORIA, 2023-04-17.

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: U23995/DBS/N FOORD/CEM.

Case No: 2237/2021

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(NORTH WEST DIVISION, MAHIKENG)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and GRACE BOITUMELO MOTHOBHI N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE GLADWIN MIKE MOTHOBHI in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended) AND GRACE BOITUMELO MOTHOBHI, I.D.: 780911 0558 08 4, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, THE SHERIFF'S OFFICE, RUSTENBURG: 273 BEYERS NAUDE DRIVE, RUSTENBURG**

In pursuance of a judgment granted by this Honourable Court on 26 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 R228 736.20, by the Sheriff of the High Court RUSTENBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, RUSTENBURG: 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 9506 BOITEKONG EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION J.Q., PROVINCE OF NORTH-WEST, IN EXTENT: 286 (TWO HUNDRED AND EIGHTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER T8678/2019. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 508 MORAKA STREET, THLABANE WEST, RUSTENBURG, NORTH-WEST)

MAGISTERIAL DISTRICT: RUSTENBURG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, TOILET

Dated at PRETORIA, 2023-04-17.

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: S14217/DBS/N FOORD/CEM.

Case No: 19977/2021

Docex: DOCEX 178, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and NOAH SIKOMBE CHIVUTA, 1<sup>st</sup> Defendant and VIOLET CHIVUTA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 16 MARCH 2022, a Warrant of Execution issued on 29 MARCH 2022, and an Order in terms of Rule 46A(9)(c) granted on 28 FEBRUARY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R400 000.00, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 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. 43 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS660/2012 IN THE SCHEME KNOWN AS PARKVILLE PLACE ECO ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 86 (EIGHTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST95755/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: 65 PARKVILLE PLACE, UNIT 43 PARKVILLE PLACE ECO ESTATE, BUCCLEUCH, SANDTON, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BEDROOM, KITCHEN, BATHROOM, SHOWER, TOILET

TAKE FURTHER NOTICE THAT:

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

2. The registration fee for the buyers will be R50 000.00.

Dated at PRETORIA, 2023-04-17.

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: U23845/DBS/N FOORD/CEM.

**Case No: 4210/2019**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: GREENHOUSE FUNDING 4 (RF) LIMITED, Plaintiff and SIHLE PENWELL MALAZA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF'S OFFICE, WITBANK: PLOT 31 ZEEKOEWATER, CNR GORDON ROAD & FRANCOIS STREET, WITBANK**

In pursuance of a judgment granted by this Honourable Court on 23 MAY 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court WITBANK, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, WITBANK: 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 817 PHOLA TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA, MEASURING: 362 (THREE HUNDRED AND SIXTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T4907/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 817 LOU STREET, PHOLA, WITBANK, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A RESIDENTIAL HOME CONSISTING OF: A FILED ROOF, 3 BEDROOMS, BATHROOM, KITCHEN, OPEN PLAN LOUNGE / DINING ROOM, FENCING: BRICK WALLS

Dated at PRETORIA, 2023-04-13.

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: GH0023/DBS/N FOORD/CEM.

**Case No: 22597/2021**

**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 MONTSIWA ATI DINTWE, 1<sup>st</sup> Defendant and GRACE MPHO DINTWE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 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 23 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 R307 487.09, 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 5884 ENNERDALE EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE GAUTENG, MEASURING 312 (THREE HUNDRED AND TWELVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36173/1994, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 40 HERMATITE CRESCENT, ENNERDALE EXTENSION 8, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, TOILET/BATHROOM AND CARPORT

Dated at PRETORIA, 2023-04-18.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC, TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12495/DBS/N FOORD/CEM.

**Case No: 5392/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and DEFTOTORQUE (PROPRIETARY) LIMITED, REGISTRATION NUMBER: 2013/165215/07, 1<sup>st</sup> Defendant and JACOBUS NICOLAAS STEYN, I.D.: 840505 5023 08 2, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 14 OCTOBER 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 R700 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

PORTION 1 OF ERF 184 PARKTOWN ESTATE TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT: 1 276 (ONE THOUSAND TWO HUNDRED AND SEVENTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER T33302/2015. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 62 THE GROVE STREET, PARKTOWN ESTATE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, STUDY, KITCHEN, PANTRY, 3 BEDROOMS, 2 BATHROOMS SEPARATE TOILET & OUTBUILDING: LAUNDRY & OTHER FACILITIES: COVERED PATIO, CARPORT.

Dated at PRETORIA, 2023-04-14.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S12143/DBS/N FOORD/CEM.

**Case No: 31393/2018**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

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

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 26 FEBRUARY 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 R720 000.00, by the Sheriff of the High Court PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, 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. 52 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS467/2005 IN THE SCHEME KNOWN AS EROS VILLAS, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 4 BOARDWALK EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 112 (ONE HUNDRED AND TWELVE) 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 ST57806/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: 52 EROS VILLAS, EROS STREET, OLYMPUS, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL



ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, COVERED PATIO & OUTBUILDING: 2 GARAGES

Dated at PRETORIA, 2023-04-17.

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: S12656/DBS/N FOORD/CEM.

**Case No: 52869/2021**

**Docex: DOCEX 178, PRETORIA**

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

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

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, THE SHERIFF'S OFFICE, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**

In pursuance of a judgment granted by this Honourable Court on 18 JULY 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 R634 678.37, by the Sheriff of the High Court HALFWAY HOUSE-ALEXANDRA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 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 1127 BLUE HILLS EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, IN EXTENT: 287 (TWO HUNDRED AND EIGHTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T84548/2016. SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 9 MANDRILL CRESCENT, BLUE HILLS EXTENSION 15, MIDRAND, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: CARPORT & SOLAR GEYSER

TAKE FURTHER NOTICE THAT:

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

2. The registration fee for the buyers will be R50 000.00.

Dated at PRETORIA, 2023-04-17.

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: S14315/DBS/N FOORD/CEM.

Case No: 1018/2022

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 23 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R450 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 14 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS308/1985 IN THE SCHEME KNOWN AS MAYFLOWER, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MAYVILLE TOWNSHIP, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 110 (ONE HUNDRED AND TEN) 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. ST44725/2001 AND DEED OF TRANSFER NO. ST158546/2004

(also known as: UNIT NO. 14 (DOOR NO. 14) MAYFLOWER, 461 FRED NICHOLSON STREET, MAYVILLE, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, SEPARATE TOILET, COVERED PATIO & OUTBUILDING: GARAGE

Dated at PRETORIA, 2023-04-03.

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: S13184/DBS/N FOORD/CEM.

Case No: 1844/2022

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MAHLOGONOLO GRACE MALAKA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, THE SHERIFF'S OFFICE, TSHWANE NORTH: 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

In pursuance of a judgment granted by this Honourable Court on 24 NOVEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R1 110 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

ERF 212 KARENPARK TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 650 (ONE THOUSAND SIX HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T65968/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 8 KAMELIA ROAD, KARENPARK, AKASIA, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-03-29.

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: G7776/DBS/N FOORD/CEM.

**Case No: 1976/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and DONALD WELLWOOD MUSHET, 1<sup>st</sup> Defendant and CLAUDETTE MUSHET, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF'S OFFICE, KRIEL: NO. 4 CEDARWOOD STREET, KRIEL, MPUMALANGA**

In pursuance of a judgment granted by this Honourable Court on 11 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 R493 860.21, by the Sheriff of the High Court KRIEL, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KRIEL: 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 2966 KRIEL EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA, MEASURING 954 (NINE HUNDRED AND FIFTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T48943/2005. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

(also known as: 5 MOSSIE CLOSE, KRIEL EXTENSION 12, MPUMALANGA)

MAGISTERIAL DISTRICT: EMALAHLENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

3 BEDROOMS, BATHROOM, KITCHEN, STAFF ROOM, LOUNGE, DINING ROOM, 2 GARAGES, CARPORT, PREFAB WALLS FENCING

Dated at PRETORIA, 2023-04-03.

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: S5867/DBS/N FOORD/CEM.

**Case No: 7527/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and NYALUWO TRADING CC, REGISTRATION NUMBER: 2006/150955/23, 1<sup>st</sup> Defendant, NTANDO KHOZA, I.D.: 700821 5359 08 0, (Married out of community of property), 2<sup>nd</sup> Defendant and REFILOE CLARA OLIPHANT, I.D.: 760206 0706 08 8, (Married out of community of property), 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG NORTH: NO. 51 - 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 31 OCTOBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court JOHANNESBURG NORTH, to the highest bidder.

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

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

(1) A UNIT CONSISTING OF -

(A) SECTION NO. 24 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS11/2008 IN THE SCHEME KNOWN AS MADISON LOFTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JOHANNESBURG TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 32 (THIRTY 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. ST1236/2008

(2) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING P34, MEASURING: 12 (TWELVE) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS MADISON LOFTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT JOHANNESBURG TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AS MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS11/2008

HELD BY NOTARIAL DEED OF CESSION NO. SK80/2008S

(also known as: UNIT NO. 24 (DOOR NO. 216) MADISON LOFTS, 28 JUTA STREET, BRAAMFONTEIN, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: BACHELOR FLAT - LOUNGE, KITCHEN, BATHROOM, TOILET

Dated at PRETORIA, 2023-03-30.

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: G11344/DBS/N FOORD/CEM.

**Case No: 38386/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and TIRO SYLVESTA LEBOGANG (ID NO: 780519 5441 089), 1ST DEFENDANT and PATRICIA LEBOGANG (ID NO: 840624 0773 086), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-21, 09:00, Sheriff Palm Ridge 39A Louis Trichardt Street, Alberton North**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 27 FEBRUARY 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 thereof, the undermentioned property will be put up for auction by the Sheriff Palm Ridge at their offices situated at 39A Louis Trichardt Street, Alberton North on 21 June 2023 at 09H00, which is more fully described as: ? ERF 10030 TOKOZA EXTENSION 5 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING: 288 (TWO HUNDRED AND EIGHTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NO. T52768/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED, (SITUATED AT: 10030 KHANYILE CRESCENT, TOKOZA) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: Main Building 1. 1x Lounge 2. 1x Kitchen 3. 3x Bedrooms 4. 1x Bathroom Outbuilding 1. 2x Bedrooms Type Site Improvements 1. Walling 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Ekurhuleni Central. 2. A reserve price for the sale in execution of the immovable property is set at R197 000.00. 3. All bidders

are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R25 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Palm Ridge, 39A Louis Trichardt Street, Alberton North, 24 hours prior to the auction. 9. The auctioneer will be Mr Ian Burton and/or his Deputy. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-05-02.

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: EB FARO-ADAMS/PN5461.

**Case No: 21441/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and BONGANI KHUMALO (ID NO: 660627 5839 080), 1ST DEFENDANT and LINDIWE PATRICIA KHUMALO (ID NO: 680521 0327 082), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House- Alexandra at their offices situated at 614 James Crescent Halfway House**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 13 MAY 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 thereof, the undermentioned property will be put up for auction by the Sheriff Halfway House- Alexandra at their offices situated at 614 James Crescent Halfway House on 27 June 2023 at 11H00, which is more fully described as: ? ERF 577 VORNA VALLEY TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1032 (ONE THOUSAND AND THIRTY TWO) SQUARE METERS HELD BY DEED OF TRANSFER NO. T133490/2005 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (SITUATED AT: 57 ELIZABETH FRY STREET, VORNA VALLEY, 1686) 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 4x Bedrooms 3x Bathrooms OUTBUILDING: 2x Garages 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Randburg. 2. A reserve price for the sale in execution of the immovable property is set at R1 380 772.92 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Halfway House - Alexandra, 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). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-05-08.

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: EB FARO-ADAMS/PN5214.



Case No: 33781/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and BENEDICT MAFAESA (ID NO: 851209 5588 089), 1ST DEFENDANT and LINDIWE NKOSAZANA ANNAH MAFAESA (ID NO: 780421 0373 088), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, Sheriff Roodepoort North 182 Progress Road, Lindhaven, Roodepoort**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 04 OCTOBER 2022 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 thereof, the undermentioned property will be put up for auction by the Sheriff Roodepoort North at their offices situated at 182 Progress Road, Lindhaven, Roodepoort on 23 June 2023 at 10H00, which is more fully described as: ? A unit consisting of- (a) Section Number 44 as shown and more fully described on Sectional Plan No. SS70/2011, in the scheme known as PLACE DE TETRE in respect of the land and building or buildings situate at HONEYDEW GROVE EXTENSION 7 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 57 (Fifty-Seven) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, HELD by DEED OF TRANSFER NUMBER ST38823/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER T38823/2011. (STREET ADDRESS: UNIT 44 PLACE DE TETRE, HONEYDEW, EXTENSION 7) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 2x Bedrooms 1x Bathroom 1x Tv - Livingroom 1x Dining Room 1x Lounge 1x Kitchen OUTBUILDING: 1x Car port TYPE SITE IMPROVEMENTS: Fencing: Brick Outer wall finishing: Face brick Roof finishing: Galvanised Iron Inner Floor finishing: Tiles 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Johannesburg West. 2. A reserve price for the sale in execution of the immovable property is set at R300 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort, 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). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-05-02.

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: EB FARO-ADAMS/PN5444.

Case No: 618/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Reg No: 1962/000738/06), PLAINTIFF and WILLEM JACOBUS BARNARD (Identity Number: 860923 5023 08 0), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, Acting Sheriff Rustenburg 273 Beyers Naude Drive Rustenburg**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF an order granted in terms of Rule 31(2)(a), Rule 46(1)(a)(ii) and Rule 46A on 20 MAY 2022 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 thereof, the undermentioned property will be put up for auction by the Acting Sheriff Rustenburg on 23 June 2023 at its offices situated at 273 Beyers Naude Drive Rustenburg at 10h00. The property is: A Unit consisting of - (a) Section No. 200 as shown and more fully described on Sectional Plan no. SS545/12, in the scheme known as NYALA ROCK in respect of the land and building or buildings situate at ERF 412 WATERVAL EAST EXTENSION 32 TOWNSHIP, LOCAL



AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 137 (One Hundred and Thirty Seven) Square Meters in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. HELD UNDER DEED OF TRANSFER NUMBER ST82777/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST82777/2012. ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE WATERFALL EAST X 32 HOME OWNERS ASSOCIATION. (ALSO KNOWN AS: DOOR NUMBER 200, SS NYALA ROCK, 4TH AVENUE, WATERVAL EAST EXT 32, RUSTENBURG) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining Room 1x Kitchen 3x Bedrooms 1x Bathroom 1x Toilet 1. The property is the immovable property of the Defendant which is located in Magisterial District of Rustenburg. 2. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 3. There is no registration fee. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office Sheriff Rustenburg, 273 Beyers Naude Drive Rustenburg 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, 2023-05-04.

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/XT/PR4420.

**Case No: 31595/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06), PLAINTIFF and PIETER CHRISTIAAN NEL (ID NO: 680809 5036 083), 1ST DEFENDANT and MARIA MAGDALENA NEL (ID NO: 670120 0074 083), 2ND DEFENDANT**

N NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-22, 08:00, Sheriff Sasolburg at their offices situated at 20 Riemland Street, Sasolburg**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 17 NOVEMBER 2021 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 thereof, the undermentioned property will be put up for auction by the Sheriff Sasolburg at their offices situated at 20 Riemland Street, Sasolburg on 22 June 2023 at 08H00, which is more fully described as: ? A unit consisting of: (a) Section number 46 as shown and more fully described on Sectional Plan No. SS207/1995, in the scheme known as CLAVADEL RIVER LODGE in respect of the land and building or buildings situated at THE FARM CLAVADEL 455, DISTRICT PARYS, PROVINCE OF FREE STATE, of which section the floor area, according to the said sectional plan, is 123 (One Hundred and Twenty Three) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED of TRANSFER NO. ST842/2012, and subject to such conditions as set out in the aforesaid Deed of Transfer. An exclusive use area described as BOATHOUSE B8 measuring 28 (Twenty Eight) square meters being as such part of the common property, comprising the land and the scheme known as CLAVADEL RIVER LODGE in respect of the land and building or buildings situated at THE FARM CLAVADEL 455, DISTRICT PARYS, PROVINCE FREE STATE, as shown and more fully described on Sectional Plan no. SS207/1995 held by Notarial Cession of exclusive use areas SK842/2012 and subject to such conditions as set out in the aforesaid Notarial Cession of exclusive use areas SK842/2012. (Situated at: Unit 46 Clavadel River Lodge, Farm Clavadel 55, Minaar Street, Vaalpark, Free State). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining Room 1x Kitchen 3x Bedrooms 2x Bathrooms TYPE SITE IMPROVEMENTS: Brick Walling Brick Paving 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Fezile Dabi. 2. A reserve price for the sale in execution of the immovable property is set at R1400 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff

with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Sasolburg 20 Riemland Street, Sasolburg, 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). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-05-02.

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: EB FARO-ADAMS/EF0080.

**Case No: 24775/2021**

**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 BONOLO MOKGOSI, Defendant**

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

**2023-06-26, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In terms of a judgement granted on 27 AUGUST 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on MONDAY 26 JUNE 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL, 21 HUBERT STREET, WESTGATE, JOHANNESBURG (OPP. JHB CENTRAL POLICE STATION), to the highest bidder subject to a reserve of R482 000.00 (FOUR HUNDRED AND EIGHTY TWO THOUSAND RAND). DESCRIPTION OF PROPERTY CERTAIN: A Unit Consisting of - (a) Section No. 1809 as shown and more fully described on Sectional Plan No. SS194/2008 in the scheme known as DOGON-ASHANTI in respect of the land and building or buildings situate at FERREIRAS DORP TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan is 61 (SIXTY ONE) Square Metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer No. ST23623/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : No. 1809 Dogon-Ashanti, Ferreirasdorp, 8 Anderson Street, Johannesburg IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential Magisterial District : 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, JOHANNESBURG CENTRAL, 21 HUBERT STREET, WESTGATE, JOHANNESBURG (OPP. JHB CENTRAL POLICE STATION). 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) Registratoir fee R20 000,00 payable by EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-05-29.

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 / CLF9429 / TH.

**Case No: 13290/2021**

**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 CALVIN MTOBENG, Defendant**

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

**2023-06-21, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgment granted on 9 JANUARY 2023, in the above Honourable Court and Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 21 JUNE 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, subject to a reserve of R420 000,00 (FOUR HUNDRED AND TWENTY THOUSAND RAND). ERF 994 WATERVALSPRUIT EXTENSION 9 TOWNSHIP; REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING : 152 (ONE HUNDRED AND FIFTY TWO) square metres; HELD BY DEED OF TRANSFER T77898/2018 Street address : 994 Paddlefish Street, Watervalspruit, Extension 9 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 1 x Shower The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. (c) All bidders are required to pay R25 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-05-29.

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 / MAT8247/ TH.

**Case No: 22431/2021**

**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 NTOMBIFUTHI LATENESS BANDA, Defendant**

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

**2023-06-21, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking)**

In terms of a judgment granted on 21 OCTOBER 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 21 JUNE 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), subject to a reserve of R283 000.00 (TWO HUNDRED AND EIGHTY THREE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 5572 ENNERDALE EXTENSION 8 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 338 (THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES Held by the Judgment Debtor I n his name, by Deed of Transfer No. T24171/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 44 Zirconium Street, Ennerdale, Extension 8 MAGISTERIAL DISTRICT : SOWETO IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Toilet, 1 x Garage STAFF ROOM : 1 x Bedroom, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation,

proof of identity and address and particulars. (c) A registration fee in the amount of R1 000,00 (refundable). (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-05-26.

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 / F8877 / TH.

**Case No: 2022/9022**

**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 MUBANGI: TOTO (ID NO: 821205 5605 08 6), 1ST DEFENDANT and TABWAKA: EKOTA (ID NO: 740211 0959 18 7), 2ND DEFENDANT**

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

**2023-06-27, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

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 R414 587.52 will be held by the offices of the Sheriff HALFWAY HOUSE - ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE at 11:00 on 27TH JUNE 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. A UNIT CONSISTING OF - SECTION NUMBER 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS1218/2007 IN THE SCHEME KNOWN AS PEBBLESTONE CREEK RIVER ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG , OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 72 (SEVENTY TWO) SQUARE METRES IN EXTENT ; AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION PLAN. HELD BY DEED OF TRANSFER NUMBER ST75162/2018 .SITUATED AT: UNIT 1 PEBBLESTONE CREEK RIVER ESTATE , 11 ALLISON AVENUE , BUCCLEUCH with chosen domicilium citandit et executandi being 12 GLENVEGAN COURT , 17 DUNVEGAN AVENUE , DUNVEGAN THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, bathroom, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed).THE NATURE,EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT".1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT.2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21 (twenty one) days after the sale.3. The property may be taken possession of after signature of conditions of sale , payment of the deposit and upon the balance of the purchase price being secured.4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Halfway House - Alexandra . The office of the Sheriff TC SIEBERT or his/her Deputy will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at BEDFORDVIEW, 2023-03-31.

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: 114538/D GELDENHUYS/VT.



Case No: 12101/2020

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 WILLERS: MAGDALENA, (ID No: 710911 0297 08 4), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS,  
VEREENIGING**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 17TH January 2023 in terms of which the following property will be sold in execution on 29TH JUNE 2023 at 10H00 by the SHERIFF VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder with reserve of R353 526.26. PORTION 4 OF ERF 1407 BEDWORTH PARK EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 247 (TWO HUNDRED AND FORTY-SEVEN) SQUARE METERS. HELD BY DEED OF TRANSFER NO. T36908/2008 SITUATED AT: 34 SIRUS ROAD, BEDWORTH PARK EXT 7 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 3XBEDROOMS, 2XBATHROOM (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, VEREENIGING. The office of the SHERIFF VEREENIGING 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 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 VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

Dated at SANDTON, 2023-05-08.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT11039.

Case No: 31326/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Execution Creditor/Plaintiff  
and SEREME: JOSEPH KGOSI (ID No: 660323 5601 08 0), 1ST Execution Debtor/Defendant and SEREME:  
EUNICE (ID No: 550906 0226 08 6), 2ND Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS,  
VEREENIGING**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 17TH January 2023 in terms of which the following property will be sold in execution on 29TH JUNE 2023 at 10H00 by the SHERIFF VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder with reserve of R350 000.00. REMAINING EXTENT OF ERF 240 VEREENIGING TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 1065 (ONE THOUSAND AND SIXTY-FIVE) SQUARE METERS. HELD BY DEED OF TRANSFER NO. T83425/1998 SITUATED AT: 72 HOFMEYER AVENUE, VEREENIGING, 1930 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 3XBEDROOMS, BATHROOM, TOILET OUTBUILDING: 4XBEDROOMS, 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, VEREENIGING. The office of the SHERIFF VEREENIGING 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 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 VEREENIGING at 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING

Dated at SANDTON, 2023-05-08.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT13982.

**Case No: 724/2018**

**Docex: 19, Pretoria**

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

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and SINE CIVIL AND PROJECTS PROPRIETARY LIMITED (Registration Number: 2014/285612/07), First Defendant, KGOMO ZACHRIA NEO (Identity Number: 840215 5879 083), Second Defendant and SOBANTU SIPHO ANDRIESON (Identity Number: 801027 5460 088), Third Defendant**

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

**2023-06-23, 10:00, THE OFFICES OF THE SHERIFF OF THE HIGH COURT, RUSTENBURG at 273 Beyers Naude Drive, Rustenburg**

In pursuance of judgment granted by this Honourable Court and a Warrant of Execution issued thereafter, the under mentioned immovable property will be sold in Execution with a reserve set by court to the highest bidder, subject to conditions of sale at THE OFFICES OF THE SHERIFF OF THE HIGH COURT, RUSTENBURG at 273 Beyers Naude Drive, Rustenburg on 23 JUNE 2023 at 10h00. Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT RUSTENBURG at 273 Beyers Naude Drive, Rustenburg and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. PROPERTY: UNIT NO. 41 as shown and more fully described on Sectional Title Plan No. SS209/2010 in the scheme known as ANJE HOF in respect of ground and building/buildings situate at REMAINING EXTENT OF ERF 1480 RUSTENBURG TOWNSHIP, LOCAL AUTHORITY: RUSTENBURG LOCAL MUNICIPALITY 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. REGISTRATION DIVISION: JQ, NORTH-WEST PROVINCE MEASURING: 103 (ONE ZERO THREE) SQUARE METERS. HELD UNDER DEED OF TRANSFER NUMBER: ST39204/2016 PROPERTY ZONED: Residential ALSO KNOWN AS: SECTION 41, DOOR NUMBER 41, ANJE HOF, 16 OLIVER TAMBO DRIVE, RUSTENBURG. IMPROVEMENTS: A DWELLING CONSTRUCTED OF FACE BRICK WALLS UNDER A PITCHED TILE ROOF: 3 X BEDROOMS, 1 X BATHROOM, OPEN PLAN LOUNGE, KITCHEN AND LOCK UP GARAGE (NOT GUARANTEED). a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration fee prior to the commencement of the auction in order to obtain a buyer's card not required. d) Registration conditions Purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions, clause 4 of the Conditions of Sale. Should the purchaser received possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.



Dated at

Attorneys for Plaintiff(s): VAN HEERDENS INC t/a VHI ATTORNEYS, i@Consulting Building, Block@ Nature, Block B, 2nd Floor, 472 Botterklapper Street, Die Wilgers, Lynnwood, Pretoria East. Telephone: 012-111 0121. Attorney Ref: GROENEWALD/LL/GN2557.

Case No: D4079/22

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and REGAN BRENDON PIERCE (Identity Number: 720803 5171 08 3) First Defendant LAVERNE CARMEL PIERCE (Identity Number: 760906 0147 08 0), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-22, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN**

KINDLY TAKE NOTICE THAT in pursuance of the Judgement granted by the above Honourable Court in the above matter on 5 OCTOBER 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the District of Durban North on 22 JUNE 2023 at 12h00 by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and/or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: PORTION 1 OF ERF 99 DUKER FONTEIN REGISTRATION DIVISION F.U. PROVINCE OF KWAZULU-NATAL IN EXTENT: 1035 (ONE THOUSAND AND THIRTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T 448/2019 The property situated at 284 EFFINGHAM ROAD, DUKER FONTEIN. IMPROVEMENTS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, BATHROOM, TOILET, EN SUITE. OUTSIDE BUILDING: 1 ROOM AND TOILET. BASEMENT: ROOM, TOILET AND SHOWER. DOUBLE GARAGE, STUDY ROOM AND CONCRETE PRECAST FENCE. The aforementioned property will be sold as per the Conditions of sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the office of the said sheriff of the High Court for the district of DURBAN NORTH, SITUATED AT UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 1. The auction will be conducted by either Mr Allan Murugan, the duly appointed Sheriff for Durban North in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 2. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 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 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject to the following Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) All bidders 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 auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy. C/O COLEMAN MSOMI ATTORNEYS 1 Maristine 75 Oakleigh Drive Musgrave, Durban Cell: 083 965 1648.

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: 18519.

Case No: 009044/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and LERATO LEBOHANG PLESSIE (Identity Number: 811201 0635 089), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with a reserve in the amount of R494,633.74 will be held at SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE on 27 JUNE 2023 at 11H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE prior to the sale. REMAINING EXTENT OF ERF 173 BRAMLEY TOWNSHIP REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG IN EXTENT: 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T58162/2020; also known as 26 HIGH ROAD, BRAMLEY, 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: DEMOLISHED HOUSE, 1 OUTSIDE BEDROOM LIVING QUARTERS AND SINGLED 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. 6. The sale will be a timed online sale commencing on the Thursday prior to the live sale at 11h00. The Highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the tied auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand. Registration As 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 18938.

Case No: 21051/2022

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

**In the matter between: FIRSTRAND BANK LIMIED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and MARAMREDDY: DISHORE (IDENTITY NUMBER: 860606 8134 184, First Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a Judgment of the North Gauteng High Court, Pretoria (Republic of South Africa) in this suit, a sale with a reserve price in the amount of R425 931.01 will be held at the office of Sheriff HALFWAY HOUSE on the 27TH day of JUNE 2023 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE of the undermentioned property of the Defendant on Conditions to be read out by the Auctioneer at the time of the sale and which may be inspected at the office of the Sheriff HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, prior to the sale. CERTAIN: A UNIT CONSISTING OF - (A) SECTION NO 99 AS SHOWN AS MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS746/2006 IN THE SCHEME KNOWN AS TULIP GARDENS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT VORNA VALLEY EXTENSION 58 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 75 (SEVENTY FIVE) SQUARE METRES AN UNDIVIDED SHARE IN THE

COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOT AS ENDORSED ON THE SAID SECTIONAL PLAN HELD BY DEED OF TRANSFER NO ST19007/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED SITUATE SECTION 99 TULIP GARDENS, 2 SHAMROCK AVENUE, VORNA VALLEY EXTENSION 58, MIDRAND IMPROVEMENTS: (not guaranteed): SINGLE STOREY GROUND FLOOR UNIT CONSISTING OF A LOUNG, DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 2 SHOWERS, 2 TOILETS SMALL GARDEN AND A CARPORT Terms: 10% (TEN PER CENT) of the purchase price in cash on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. AUCTIONEER'S CHARGES, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00; 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 - R400 000.00 and 1.5% (ONE POINT FIVE PERCENT) on the balance of the Proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 3000.00 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff halfway House 614 JAMES CRESCENT, HALFWAY HOUSE 4. Registration as a buyer is a pre-requisite subject to a specific condition, inter alia. 4.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 4.2 FICA registration i.r.o. Proof of identity and address particulars. 4.3 Payment of registration deposit of R50 000.00 in cash or eft. 5. The auctioneer will be the Sheriff HALFWAY HOUSE.

Dated at RANDBURG, 2023-05-30.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: J HAMMAN/ez/MAT11873.

**Case No: 19263/17**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and MICHAEL CHARLES MOHALE (ID: 761112 5418 08 4), Execution Debtor**

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

**2023-06-22, 10:00, Acting Sheriff Soshanguve at Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park, Pretoria**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a) and Rule 46(1)(a)(ii) order granted on 21 September 2022 and Rule 46A on 22 November 2022, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result, thereof, the undermentioned property will be put up for auction by the Acting Sheriff Soshanguve at Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park, Pretoria on 22 June 2023 at 10h00, which is more fully described as: ? CERTAIN: ERF 899 SOSHANGUVE -G TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG MEASURING 300 (THREE HUNDRED) SQUARE METRES HELD By Deed of Transfer T024501/2010 THE PROPERTY IS ZONED AS: RESIDENTIAL at situated at Stand 899, Block-G, Soshanguve. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building 1x lounge 1x kitchen 2x bedrooms 1xbathroom The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane North. The amount due to the Modimolle Local Municipality estimated as at 27 February 2023 amount to R42 757.73. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The above property is to be sold without a reserve price. 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) Inspect Conditions at Acting Sheriff Soshanguve, Azania Building, Cnr of Iscor Avenue & Iron Terrace, West Park, Pretoria, during office hours.

Dated at PRETORIA.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: PR3393/ak/mm/MW Letsoalo.

Case No: 5343/15

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor (Reg nr: 1986/004794/06) and JUSTICE MATHEBULA (ID: 770915 5848 08 7), 1st Execution Debtor and NOZIPHO SWEETNESS MATHEBULA (ID: 830906 1181 08 4), 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, Sheriff Cullinan (Mamelodi) at No 1 First Street, Cullinan**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a) order granted on 17 March 2015, Rule 46(1)(a)(ii) order granted on 30 July 2015 and Rule 46A order granted on 07 March 2023, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Cullinan (Mamelodi) at No 1 First Street, Cullinan, on 29 June 2023 at 10H00 which is more fully described as: ? ERF 23661 MAMELODI EXTENSION 4 TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG MEASURING 300 (THREE HUNDRED) SQUARE METRES HELD By Deed of Transfer T1963/2011 THE PROPERTY IS ZONED AS: RESIDENTIAL Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building 1x lounge, 1x kitchen 3x bedroom 1x bathroom The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane Central The amount due to the City Tshwane Metropolitan Municipality estimated as at 29 March 2023 amount to R67 809.51. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price at R200 000.00 (Two Hundred Thousand Rand) 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) Inspect Conditions at Sheriff Cullinan, 1 First Street, Cullinan during office hours.

Dated at PRETORIA.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: PR3555/ak/mm/MW Letsoalo.

Case No: 10679/2021

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

**In the matter between: ABSA BANK LTD, PLAINTIFF and PLATINUM MILE INVESTMENTS 440 (PTY) LTD, REGISTRATION NUMBER: 2002/003114/07, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, SHERIFF OF THE HIGH COURT PRETORIA EAST CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

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 R800 000.00 will be held by the SHERIFF OF THE HIGH COURT PRETORIA EAST on 28th day of JUNE 2023 at 10H00 at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA: PORTION 604 (PORTION OF PORTION 101) OF THE FARM ZWAVELPOORT 373 REGISTRATION DIVISION: JR GAUTENG PROVINCE MEASURING: 1,0855 (ONE comma ZERO EIGHT FIVE FIVE) HECTARES HELD BY DEED OF TRANSFER T 78063/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: PLOT 604, ZWAVELPOORT 373 JR, SAINTS STREET, BRONKHORSTSPRUIT 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 R100 000.00 (Refundable) in cash or EFT for immovable property; d) All conditions applicable to registration; The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Vacant land..

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9 Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/DA3144.

Case No: 1379/2020

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and MOHAJANE SOLOMON MENTOOR, ID 791015 5663 084, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 10:00, THE SHERIFF OFFICE OF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

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 price of R240 598.90 will be held by the SHERIFF OF THE HIGH COURT RUSTENBURG on the 30th day of JUNE 2023 at 10H00 at THE SHERIFF OFFICE OF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG: ERF 10052 BOITEKONG EXTENSION 9 TOWNSHIP REGISTRATION DIVISION J.Q, NORTH WEST PROVINCE MEASURING 268 (TWO HUNDRED AND SIXTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T42787/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: ERF 10052, 6th STREET, BOITEKONG EXTENSION 9. Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (Refundable) Eft for immovable property; d) All conditions applicable to registration; e) The auction will be conducted by the Sheriff, Igna Klynsmith or his Deputy; f) Rules of the auction and conditions may be inspected 24 hours prior to the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom and a Toilet.

Dated at PRETORIA, 2023-05-12.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA2978.

Case No: 1389/2020

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and OUPA ALFRED MOYO, ID 801205 5635 087, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 10:00, THE SHERIFF OFFICE OF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

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 price of R350 000.00 will be held by the SHERIFF OF THE HIGH COURT RUSTENBURG on the 30th day of JUNE 2023 at 10H00 at THE SHERIFF OFFICE OF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG: ERF 14231 BOITEKONG EXTENSION 15 TOWNSHIP REGISTRATION DIVISION J.Q, NORTH WEST PROVINCE MEASURING 213 (TWO HUNDRED AND THIRTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T65292/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 14231 - 99th AVENUE BOITEKONG EXTENSION 15 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (Refundable) Eft for immovable property; d) All conditions applicable to registration; e) The auction will be conducted by the Sheriff or his Deputy; f) Rules of the auction and conditions may be inspected 24 hours prior to the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 3 Bedrooms, Bathroom, Toilet and a Shade port.

Dated at PRETORIA, 2023-05-12.



Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C.J VAN WYK/Mandi/SA2970.

**Case No: 39494/2018**

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

**In the matter between: FIRSTRAND BANK LTD, PLAINTIFF and SENZOSENKOSI CRAIG MBAMBO, ID 720101 9985 081, DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 10:00, THE SHERIFF OFFICE OF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R100 000.00 will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH on the 27th day of JUNE 2023 at 10H00 at THE SHERIFF OFFICE OF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW : (1) A Unit consisting of - (a) Section No 3 as shown and more fully describe on Sectional Plan No. SS504/2009, in the scheme known as FOREST VIEW in respect of the land and building or buildings situate at PORTION 204 (A PORTION OF PORTION 146) OF THE FARM TURFFONTEIN NO.100, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 66 (Sixty Six) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST105226/2015 Better known as: Unit 3 Door 3 Forest View, Turffontein Farm No 100, 34 Leonard Street, Towerby, Johannesburg 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) 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: Sectional Title Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet and Carport.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, 2nd Floor, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: (012) 325-4185/9. Fax: (086) 775-1985. Attorney Ref: C. J VAN WYK/Mandi/SA2538.

**Case No: 43137/2020**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Staphanus Ignatius Cowley, First Judgment Debtor and Belinda Ann Cowley, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-21, 09:00, 39a Louis Trichardt Street, Alberton North**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Palm Ridge at the Sheriff's Office, 39a Louis Trichardt Street, Alberton North on Wednesday, 21 June 2023 at 09h00, subject to a reserve price of R 706 000.00. Full conditions of sale can be inspected at the Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North - Tel: (011) 907 1040 and will be read prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 284 Florentia Township Registration Division: IR Gauteng Province Measuring: 714 square metres Deed of Transfer: T15998/2006 Also known as: 20 Kritzingen Road, Florentia, Alberton. Magisterial District: Ekurhuleni Central Improvements: Main Building: 3 bedrooms, 1 bathroom, 1 shower, toilet, kitchen, lounge, dining room, study, floors - tiles, roof - corrugated iron, walls - brick. Outbuilding: 2 bedrooms, 1 bathroom, 1 toilet, kitchen, lounge, floors - carpets, roof - corrugated iron and thatch, walls - brick. Other information: concrete fence, paving. Zoned: Residential Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant(s) for money owing to the Plaintiff. 2.



The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to, A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Palm Ridge, 39a Lois Trichardt Street, Alberton North. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of a Refundable Registration Fee of R 25 000.00 prior to the commencement of the auction in order to obtain a buyer's card. iv. Registration conditions 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.

Dated at Pretoria, 2023-05-31.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6416.

**Case No: 46009/19**

**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, Plaintiff and REBECCA PATRICIA RAKALE (IDENTITY NUMBER: 680312 0609 08 7), Defendant**

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

**2023-06-20, 10:00, SHERIFF JOHANNESBURG SOUTH, SHOP 2 & 3, VISTA CENTRE, CNR HILLARY ROAD & TREVOR ROAD, GILLVIEW, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Pretoria High Court) in the abovementioned suit, a sale with a reserve of R758 606.00 will be held on TUESDAY, 20TH JUNE 2023 at 10H00 at SHERIFF JOHANNESBURG SOUTH, SHOP 2 & 3, VISTA CENTRE, CNR HILLARY ROAD & TREVOR ROAD, GILLVIEW, JOHANNESBURG which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF JOHANNESBURG SOUTH, SHOP 2 & 3, VISTA CENTRE, CNR HILLARY ROAD & TREVOR ROAD, GILLVIEW, JOHANNESBURG. PROPERTY: ERF 307 LIEFDE-EN-VREDE EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 946 (NINE HUNDRED AND FORTY-SIX) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T53601/04 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 27 KATLAGTER CRESCENT, LIEFDE-EN-VREDE EXT 1 ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (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") MAIN BUILDING: SINGLE STOREY, FREESTANDING, BRICK WALLS, TILE ROOF, CARPET & TILE FLOORS, 1 X LOUNGE, 1 X DINING ROOM, 3 X BEDROOMS, 1 X KITCHEN, 2 X BATHROOMS, 1 X SHOWER, 2 X TOILETS OUT BUILDING: SINGLE STOREY, FREESTANDING, TILE ROOF, TILE FLOORS, OTHER: ROOM OTHER INFORMATION: BOUNDARY: FENCED, BRICK ZONING: GENERAL RESIDENTIAL 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) of the proceeds of the sale, and 3.5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND) TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF JOHANNESBURG SOUTH, SHOP 2 & 3, VISTA CENTRE, CNR HILLARY ROAD & TREVOR ROAD, GILLVIEW, JOHANNESBURG. 3. Registration as a buyer is required subject to certain conditions: 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 with regard to identity and address particulars 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions 4. The sale will be conducted at the offices of SHERIFF JOHANNESBURG

SOUTH, SHOP 2 & 3, VISTA CENTRE, CNR HILLARY ROAD & TREVOR ROAD, GILLVIEW, JOHANNESBURG.  
5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A HASSIM/KJP/FOR2/0303.

**Case No: 43100/2019**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Kibiti August Lepphoto, First Judgment Debtor and Lenah Eunice Malefyane Lepphoto, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-22, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 22 June 2023 at 10h00. Full conditions of sale can be inspected at the office of the Sheriff Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park 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 641 Rabie Ridge Township Registration Division: IR Gauteng Province Measuring: 299 square metres Deed of Transfer: T83986/2015 Also known as: Erf 641 Kalkoen Street alternatively 15 Kalkoen Street, Rabie Ridge, Midrand. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, 1 bathroom, TV/living room, kitchen. Outside Building: 3 outside rooms and outside toilet. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2023-05-31.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012) 342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6752.

**Case No: 30695/2022**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Shameem Osman, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-22, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park & Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 22 June 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff Kempton Park & Tembisa, 5 Anemoon Street, Glen Marais Ext 1 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 140 as shown and more fully described on Sectional Plan No. SS1123/2008 in the scheme known as Ibis Estate in respect of the land and building or buildings situated at Erf 2031 Esther Park Ext 13, Kempton Park Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section of the floor area, according to the said sectional plan is 42 (forty two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST107322/2008; Also known as 140 Ibis Estate, Plane Street, alternatively 18 Camwood Street, Esther Park Ext 13, Kempton Park. Magisterial District: Ekurhuleni North Improvements: A Sectional Title Unit with: 1 bedroom, 1 bathroom, lounge, kitchen. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2023-05-31.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria.  
Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F7029.

**Case No: 5759/2020**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and LORENZO ERNEST MARSH (IDENTITY NUMBER: 850716 5222 08 0), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, SHERIFF RANDFONTEIN at 42 POLLOCK STREET, RANDFONTEIN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R466 682.94 will be held at the office of the SHERIFF RANDFONTEIN at 42 POLLOCK STREET, RANDFONTEIN on WEDNESDAY, 28 JUNE 2023 at 10H00 HRS the under mentioned property of the defendant on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF RANDFONTEIN at 42 POLLOCK STREET, RANDFONTEIN. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATE), 1 X DINING ROOM (ESTIMATE), 1 X KITCHEN (ESTIMATE), 1 X FAMILY ROOM (ESTIMATE), 3 X BEDROOMS (ESTIMATE), 2 X BATHROOMS (ESTIMATE) OUT BUILDING: 1 X GARAGE (ESTIMATE), 1 X BEDROOM (ESTIMATE), 1 X WC (ESTIMATE) TYPE SITE IMPROVEMENTS: CLINKER BRICK WALLING, BRICK PAVING, BURGLAR PROOFING SECURITY (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 543 TOEKOMSRUS TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 317 (THREE HUNDRED AND SEVENTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T33193/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 543) 72 DIAMANT STREET, TOEKOMSRUS. 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 RANDFONTEIN, 42 POLLOCK STREET, RANDFONTEIN. 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 RANDFONTEIN situated at 42 POLLOCK STREET, RANDFONTEIN. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/KJP/FOR2/0640.

**Case No: 16792/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and MMALEHU LIZZY MORAKA, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, THE OFFICES OF SHERIFF CULLINAN AT NR 1, FIRST STREET, CULLINAN**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE PRICE OF R350 000,00 WILL BE HELD AT THE OFFICES OF SHERIFF CULLINAN AT NR 1, FIRST STREET, CULLINAN ON 29 JUNE 2023 AT 10H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECT AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: ERF 7153 MAHUBE VALLEY EXTENSION 30 TOWNSHIP REGISTRATION DIVISION J.R THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T27300/2014 Measuring: 128 (ONE HUNDRED AND TWENTY EIGHT) SQUARE METRES ALSO KNOWN AS 2502 MOSHIBUDI STREET, MAHUBE VALLEY EXTENSION 30 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 2 X BEDROOMS, 1 X BATHROOM, 1 X W/C, 1 X SERVANTS, 1 X BATHROOM/W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (KFM898/F COETZER/ar).

**Case No: 9241/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and SIVENDREN CHETTY,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 09:30, THE SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA (GAUTENG DIVISION, PRETORIA), IN THE SUIT, A SALE WITH A RESERVE OF R335 000,00 WILL BE HELD AT THE OFFICES OF THE SHERIFF BOKSBURG AT 182 LEEUWPOORT STREET, BOKSBURG ON 30 JUNE 2023 AT 09H30 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: A UNIT CONSISTING OF: (a) Section No 113 as shown and more fully described on Sectional Plan No. SS704/2007, in the scheme known as COMET OAKS in respect of the land and building or buildings situate at PORTION 409 OF THE FARM DRIEFONTEIN 85, REGISTRATION DIVISION., I.R. PROVINCE OF GAUTENG, LOCAL AUTHORITY : CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 72 (seventy two) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of Transfer number ST17/58732 ALSO KNOWN AS : UNIT 113 (DOOR 113) COMET OAKS, 409 GOODWOOD STREET, FARM DRIEFONTEIN, BOKSBURG Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X ENTRANCE HALL, 1 X LOUNGE, 1 X KITCHEN, 1 X DINING ROOM, 2 X BEDROOMS, 1 X BATHROOMS, 1 X SHOWER, 1 X W/C, 1 X CARPORT The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (F COETZER/KFC063).



Case No: 12308/2018

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

**In the matter between: NEDBANK LIMITED, Registration number 1951/000009/06 Plaintiff and LOT 1971 HOUGHTON ESTATES CC, Registration number 1994/004890/23, 1st Defendant, NASHRIN D DABELIA, Identity Number 581113 0069 086, 2nd Defendant and FEZEL AHMED ABDULLA, Identity Number 541005 5017 087, 3rd Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF JOHANNESBURG NORTH, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, JOHANNESBURG, GAUTENG Province**

Pursuant to a Judgment given by the above-mentioned Honourable Court on the 3rd of MARCH 2022 and a writ of execution on immovable property issued, in terms thereof and the subsequent attachment of the under-mentioned property, the under-mentioned property will be sold in execution on THURSDAY the 29th JUNE 2023, time: 10h00, at SHERIFF JOHANNESBURG NORTH, to the highest bid offered at 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, JOHANNESBURG, GAUTENG Province Description of property: Erf 1971 Houghton Estate Township, Registration Division I.R., Province of Gauteng, measuring 4729 (Four Thousand Seven Hundred and Twenty-Nine) Square metres, Held by Deed of Transfer No T10894/1994 - Situated at number 10, 11th Avenue, Houghton, GAUTENG PROVINCE Improvements: The following information is furnished but not guaranteed: Consisting of Double Storey, brick walls, tile roof, double storey out buildings, bricks walls, tile roof, 3 garages, Fenced and brick boundary, 5 bedrooms, 4 bathrooms, 1 study, 1 water closet, 1 kitchen, 4 living rooms, 1 store room, 1 laundry, entrance, dresser, domestic X 6, guard house and entertainment area 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 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 offices of the SHERIFF HIGH COURT: JOHANNESBURG NORTH - 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, JOHANNESBURG, Gauteng Province 3. TAKE FURTHER NOTICE THAT: Rules of this auction is available 24 hours foregoing the sale at the office of the Sheriff, George, Western Cape Province Registration as a buyer, subject to certain conditions, is required i.e: (a) Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAuction?id=99961>) (b) Fica-legislation i.r.o. identity and address particulars (c) Payment of registration fee of R5 000.00 (d) Registration conditions

Dated at PRETORIA, 2023-02-20.

Attorneys for Plaintiff(s): SNYMAN DE JAGER INCORPORATED, Upper Level, Atterbury Boulevard, Cnr Atterbury & Manitoba Street, Faerie Glen, Pretoria Docex 7, Pretoria, P O Box 565, Pretoria, 0001. Telephone: 0(012) 348 3120. Fax: 086 615 5738. Attorney Ref: MR A HAMMAN/BOTES/MAT23437.

Case No: 19108/2019

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and REGINA MUCHANETA MADAMOMBE, IDENTITY NUMBER: 801023 1185 08 4, DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

The Sale in execution conducted in accordance with the consumer protection act 68 of 2008 (as amended) pursuant to a judgment obtained in the High Court under case number 19108/2019 dated the 16 SEPTEMBER 2021 and writ of attachment be sold to the highest bidder without a reserve as per court order dated 9 February 2023 at the OFFICES OF THE SHERIFF OF THE HIGH COURT UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, UNIT 7, 1ST FLOOR, BURNSIDE OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Section 286 in the scheme Nottingham situated at Ferndale Extension 32 Township, Measuring 56 (fifty six) Square Metres, held by Deed of Transfer no. ST110788/2015 also known as: Unit 286 door no. 286, Nottingham, 54 Highview Boulevard, Ferndale, Randburg Improvements: Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom, 2 Garages

Dated at PRETORIA, 2023-05-22.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O SMT JONES & PRATT ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, 37 OXFORD ROAD, CNR ETTRICK ROAD, FOREST TOWN, JOHANNESBURG. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12718.

**Case No: 88183/2019**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Thabo Chiwallo,  
Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-23, 09:30, 182 Leeuwpoot Street, Boksburg**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Boksburg, 182 Leeuwpoot Street, Boksburg on Friday, 23 June 2023 at 09h30. Full conditions of sale can be inspected at the Sheriff Boksburg at 182 Leeuwpoot Street, Boksburg, telephone number (011)917-9923/4. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 18269 Vosloorus Ext 25 Township Registration Division: IR Gauteng Measuring: 239 square metres Deed of Transfer: T10735/2010 Also known as: 18269 Lebesta Crescent, Vosloorus Ext 25. Magisterial District: Ekurhuleni North Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen. Other: Brick wall, paving. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2023-05-31.

Attorneys for Plaintiff(s): Findlay & Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6183.

**Case No: 2019/39504**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MULLER, FRANS CHRISTOFFEL, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-19, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 24 NOVEMBER 2022, a sale will be held at the office of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on 19 JUNE 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON, subject to a reserve price set at R400,000.00. ERF 755 ELSBURG EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1015 (ONE THOUSAND AND FIFTEEN) SQUARE METRES HELD BY DEED OF TRANSFER NO: T28526/2008. SITUATED AT: 13 Du Toit Street, Elsburg, Germiston. Magisterial Court District (Germiston) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM, 1 GARAGE, 1 CARPORT 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 at 4 ANGUS STREET, GERMISTON. The office of the SHERIFF GERMISTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R20,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

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: JR5786/M989/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 2021/9861**

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 LABUSCHAGNE, THINUS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-19, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 13 SEPTEMBER 2021, a sale will be held at the office of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on 19 JUNE 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON, subject to a reserve price set at R300,000.00. A unit consisting of - (a) Section no. 22 as shown and more fully described on sectional plan no. SS18/1986, in the scheme known as THREE SISTERS in respect of the land and building or buildings situate at KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 75 (SEVENTY FIVE) SQUARE METRES in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer ST3011/2019 SITUATED AT: Unit 22, Three Sisters, York Street, Klippoortje A.L, Germiston. Magisterial Court District (Germiston) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 3 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 4 ANGUS STREET, GERMISTON. The office of the SHERIFF GERMISTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R20,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

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: JR6439/L460/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 3419/2021**

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

**In the matter between: SPINDRIFT BODY CORPORATE, REGISTRATION NUMBER: SCHEME SS 70/1978,  
Plaintiff and SIBONGILE MDIBI IDENTITY NUMBER: 760321 0265 08 2, Defendant**

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY

**2023-06-19, 10:00, 17A MGAZI AVENUE UMTENTWENI PORT SHEPSTONE**

In pursuance of a judgment granted on 24 February 2022, in the Port Shepstone Magistrate's Court and a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution, by public auction, to the highest bidder for cash by the Sheriff of the Magistrate Court, Port Shepstone at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone on Monday, 19 JUNE 2023 at 10h00 or so soon thereafter as possible.

LAND: UNIT 10, SPINDRIFT

SITUATED AT: ERF 3092, LAGOON ROAD, MARGATE  
CONSISTS OF: LAND AND BUILDING  
REGISTRATION DIVISION: ET, Province of Kwa-Zulu Natal  
MEASURING: 73 (seventy-three) Square metres  
HELD BY DEED OF TRANSFER NUMBER: ST 26384/2019  
MATERIAL CONDITIONS

1. Nothing in the above is guaranteed.
  2. The sale shall be subject to the terms and conditions of the Magistrate Court Act, and the rules made thereunder.
  3. The purchaser shall pay a deposit of ten per cent (10%) of the purchase price and the commission plus VAT in cash or bank guarantee cheque due to the Sheriff of the Magistrate Court (hereinafter referred to as "the Sheriff") immediately after the sale or such extended period as may be agreed with the Sheriff and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorneys, to be furnished to the Sheriff within ten (10) days after the date of sale.
  4. The purchaser shall be liable for payment of interest to the Execution Creditor at the rate of 9.35% per annum on the respective amounts of the award to the Execution Creditor on the plan of distribution as from the expiration of one (1) month after the sale to date of transfer.
  5. The purchaser may take possession of the property on condition that the purchaser pays occupational rent at the rate of 1% per month on the purchase price.
  6. The property is to be sold as it stands, that is voetstoets, and without any warranties whatsoever.
  7. The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff.
  8. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008. URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  9. FICA - legislation i.r.o proof of identity and address particulars.
  10. Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyer's card.
  11. Registration conditions.
  12. The office of the Sheriff for Magistrate Court Port Shepstone will conduct the sale with auctioneer MAB Mahlangu or her Deputy.
- Rules of the Auction and the full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate Court, Port Shepstone, 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the Auction.
- Dated at PORT SHEPSTONE, 2023-05-30.
- Attorneys for Plaintiff(s): BARRY BOTHA & BREYTENBACH INCORPORATED, 16 BISSET STREET, PORT SHEPSTONE. Telephone: 039 682 5540. Attorney Ref: HBC/CF/16S321001.

**Case No: 4368/21**

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

**In the matter between: BODY CORPORATE OF MARGATE SANDS (SS NO: 153/1986), Plaintiff and SUSAN EDITH SOUZA (D.O.B. 610623), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-19, 10:00, THE SHERIFF'S OFFICE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff. The auction will be conducted by the Sheriff. MAB MAHLANGU, or her deputy. PROPERTY: 1. A Unit consisting of a 1/52nd share in Section No 60 as shown and more fully described in Sectional Plan No SS 153/1986 in the scheme known as MARGATE SANDS in respect of the land and building situate at MARGATE in the RAY NKONYENI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 116 (One Hundred and Sixteen) square metres in extend and 2. An undivided share in the common property in the scheme apportioned to the said in accordance with the participation quota as endorsed on the Section Plan. TITLE DEED NO: ST55038/2002. S60-TIMESHARE WEEK: MF01 Zoning: The property is zoned for residential purposes. (the accuracy hereof is not guaranteed) Improvements: The main building consists of a single storey with plastered walls, a roof and tiled floors. Lounge and dining room combined 2 bedrooms, kitchen, 1 bedroom with en-suite shower and toilet. The unit has a balcony on the top floor and a carport. Property is fenced. The common property consists of a swimming pool

and paved braai area. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") THE CONDITIONS OF SALE-The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder. 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 - No 17A Mgazi Avenue, Umtentweni, Port Shepstone 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 R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his Attorney, and shall be furnished to the Sheriff within 10 days after the date of sale. Transfer shall be affected by the Attorneys for the Plaintiff KINGSLEY DU PLESSIS INC and the purchaser shall pay all transfer costs, including costs of any cancellation of any existing bonds, transfer duty costs and also current and arrear rates, taxed and/or levies, value added tax, attorney/client legal costs and other necessary charges to effect transfer, upon request by the said Plaintiff's Attorneys. The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate's Court, 17A Mgazi Avenue, Umtentweni Port Shepstone.

Dated at MARGATE, 2023-05-02.

Attorneys for Plaintiff(s): KINGSLEY DU PLESSIS INC, 3158 BOYES LANE, MARGATE. Telephone 0393173196. Attorney Ref: KDUP/CB/31M010254.

**Case No: 2052/2021**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and SINXABA REUBEN DLAMINI - 1ST EXECUTION DEBTOR and MARIA JENETTA DLAMINI - 2ND EXECUTION DEBTOR**

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

**2023-06-21, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

DESCRIPTION: ERF 4622, EMBALENHLE, EXTENSION 9, TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 641 (SIX HUNDRED AND FORTY ONE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T6486/2009 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 4622 MHULUHULU DRIVE, EMBALENHLE, EXTENSION 9

Main dwelling - residential home: 1 X entrance hall / 1 X lounge / 1 X dining room / 1 X kitchen / 3 X bedroom / 1 X bathroom / 1 X wc / 1 X out garage / 4 X carport - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R423 204.09. / 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, 25 PRINGLE STREET, SECUNDA. / 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, 2023-06-02.

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 / FD0077.

Case No: 4138/2021

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and STIMER ABRAHAM MOFOKENG - FIRST EXECUTION DEBTOR / THOBISILE MOFOKENG - SECOND EXECUTION DEBTOR**  
STIMER ABRAHAM MOFOKENG - FIRST EXECUTION DEBTOR / THOBISILE MOFOKENG - SECOND EXECUTION DEBTOR

**2023-06-28, 11:00, The Sheriff's Office, 63 Rennie Avenue, Sunda**

DESCRIPTION: ERF 60 DELMAS WEST TOWNSHIP / REGISTRATION DIVISION, I.R, PROVINCE OF MPUMALANGA / IN EXTENT: 1 476 (ONE THOUSAND FOUR HUNDRED AND SEVENTY SIX) SQUARE METRES / HELD BY DEED OF TRANSFER NUMBER T13279/2016 / SUBJECT TO ALL THE CONDITIONS AS REFERRED TO OR MENTIONED IN THE AFORESAID DEED. PHYSICAL ADDRESS: 14 BURGER AVENUE, DELMAS

IMPROVEMENTS - (Not guaranteed): 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X FAMILY ROOM / 1 X DINING ROOM / 1 X KITCHEN / 1 X SCULLERY / 3 X BEDROOM / 1 X BATHROOM / 1 X SHOWER / 1 X WC / 1 X OUT GARAGE / 1 X CAR PORT / 1 X SERVANT ROOM / 1 X STOREROOM / 1 X BATHROOM / WC / 1 X VERANDA . Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R750 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, ZEEKOEWEATER, 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, 2023-05-08.

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 / FM0348.

Case No: 4138/2021

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and STIMER ABRAHAM MOFOKENG - FIRST EXECUTION DEBTOR and THOBISILE MOFOKENG - SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 11:00, The Sheriff's Office, 63 Rennie Avenue, Sunda**

DESCRIPTION: ERF 60 DELMAS WEST TOWNSHIP / REGISTRATION DIVISION, I.R, PROVINCE OF MPUMALANGA / IN EXTENT: 1 476 (ONE THOUSAND FOUR HUNDRED AND SEVENTY SIX) SQUARE METRES / HELD BY DEED OF TRANSFER NUMBER T13279/2016 / SUBJECT TO ALL THE CONDITIONS AS REFERRED TO OR MENTIONED IN THE AFORESAID DEED. PHYSICAL ADDRESS: 14 BURGER AVENUE, DELMAS

IMPROVEMENTS - (Not guaranteed): 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X FAMILY ROOM / 1 X DINING ROOM / 1 X KITCHEN / 1 X SCULLERY / 3 X BEDROOM / 1 X BATHROOM / 1 X SHOWER / 1 X WC / 1 X OUT GARAGE / 1 X CAR PORT / 1 X SERVANT ROOM / 1 X STOREROOM / 1 X BATHROOM / WC / 1 X VERANDA . Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R750 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, ZEEKOEWEATER, 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, 2023-05-08.

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 / FM0348.

**Case No: 2505/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and WERNER ZEELIE - 1ST EXECUTION DEBTOR and ZUNELLE ZEELIE - 2ND EXECUTION DEBTOR**

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

**2023-06-28, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

**DESCRIPTION:**

A UNIT CONSISTING OF: a) Section Number 2 as shown and more fully described on Sectional Plan No. SS206/1983 in the scheme known as HEIDI WOONSTELLE in respect of the land and building or buildings situated at WITBANK EXTENSION 20, EMALAHLENI LOCAL MUNICIPAL COUNCIL of which section the floor area, according to the said sectional plan, is 85 (EIGHTY 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 NUMBER ST2651/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER PHYSICAL ADDRESS: UNIT 2, HEIDI WOONSTELLE, 4 HANS STRYDOM AVENUE, WITBANK, EXTENSION 20

Residential dwelling: Improvements - (Not guaranteed): 1 X LOUNGE / 1 X KITCHEN / 1 X SCULLERY / 3 X BEDROOM / 1 X BATHROOM / 1 X OUT GARAGE Nothing in this regard is guaranteed.

1. The sale shall be subject to a reserve price in the amount of R415 700.00. / 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, ZEEKOEWEATER, 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, 2023-04-05.

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 / FZ0018.



Case No: 4015/2022

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and SIFISO NORMAN MAVIMBELA - FIRST EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, The Sheriff's Office, Plot 31 Zeekoewater, cnr of Gordon Road & Francois Street, Witbank**

DESCRIPTION: ERF 9276 KWA-GUQA, EXTENSION 18, TOWNSHIP / REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA / MEASURING 388 (THREE HUNDRED AND EIGHTY EIGHT) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T1119/2019 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: STAND 9276, KWA-GUQA, EXTENSION 18, WITBANK .

Main dwelling - residential home: 1 X lounge / 1 X dining room / 1 X kitchen / 3 X bedrooms / 2 X bathroom / 2 X out garage / 1 X storeroom - 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, 2023-03-31.

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 / FM0364.

Case No: 4827/2021

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MBOMBELA (MAIN SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and HAPPY ZWELETHU SIBAMBO - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 09:00, The Sheriff's Office, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA**

DESCRIPTION: ERF 207 WEST ACRES EXTENSION 1 TOWNSHIP / REGISTRATION DIVISION J.T., PROVINCE OF MPUMALANGA / MEASURING 1 110 (ONE THOUSAND ONE HUNDRED AND TEN) SQUARE METRES / HELD BY DEED OF TRANSFER NO. T4055/2009 / SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property") / The physical address is: 21 CHESTNUT STREET, WEST ACRES, MBOMBELA.

Main dwelling - residential home: 1 X lounge / 1 X dining room / 1 X kitchen / 3 X bedrooms / 2 X bathrooms / 1 X showers / 2 X wc / 1 X dressing room / 2 X out garage / 1 X storeroom / 1 X bathroom/wc / 1 X patio - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R1 200 000.00. / 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, 99 JACARANDA AVENUE, WEST ACRES, MBOMBELA / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at MBOMBELA, 2023-03-27.

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 / FS0123.

**Case No: 74929/2016**

**Docex: Docex 9, Hatfield**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Willem Lindeque Harris, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, Pursuant to a judgment order obtained, a sale in execution will be held, without reserve, by the SHERIFF ERMELO and take place at THE BOARDROOM AT DANIEL ATTORNEYS, 59 CHURCH STREET, ERMELO.**

PROPERTY DESCRIPTION: ERF 4159 ERMELO EXTENSION 17 TOWNSHIP, REGISTRATION DIVISION I.T., MPUMALANGA PROVINCE

MEASURING: 1 193 SQUARE METRES

HELD BY DEED OF TRANSFER NO T8248/2009

STREET ADDRESS: 53 ALWYN VAN ZYL STREET, ERMELO EXTENSION 17, MPUMALANGA PROVINCE situated in the MSUKALIGWA MUNICIPALITY AND ERMELO MAGISTERIAL DISTRICT.

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

Main dwelling consisting of entrance hall, lounge, family room, dining room, study, kitchen, scullery, 3 bedrooms, 2 bathrooms, 1 shower, 3 toilets, 2 out garages, 2 carports, 1 servants quarters, storeroom, 1 water closet, 1 entertainment area.

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF ERMELO at NR. 59 CHURCH STREET, ERMELO, where they may be inspected during normal office hours.

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

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

2. Rules of the auction and conditions of sale may be inspected at the sheriff's office, No. 59 Church Street, Ermelo 24 hours prior to the auction;

3. All FICA documents required before auction;

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

Dated at Pretoria, 2023-05-29.

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 / MAT8648.

Case No: 2021/23552

Docex: Docex 9, Hatfield

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Dube, Vuyiswa Queen, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10:00, Pursuant to a judgment order obtained, a sale in execution will be held, with a reserve price of at least R340 000.00, by the Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg**

PROPERTY DESCRIPTION

A unit consisting of:-

(a) Section No. 613 as shown and more fully described on the Sectional Plan No SS126/2009, in the scheme known as COLOSSEUM in respect of the land and building or buildings situate at MARSHALL TOWN TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 27 (TWENTY SEVEN) square metres in extent; and

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

Held by Deed of Transfer No ST50035/2016

STREET ADDRESS: UNIT 613 (DOOR NR: 613) COLOSSEUM, 41 KRUIS STREET (140 COMMISSIONER STREET), MARSHALL TOWN, JOHANNESBURG, GAUTENG PROVINCE situated in the JOHANNESBURG MAGISTERIAL DISTRICT AND CITY OF JOHANNESBURG LOCAL MUNICIPALITY

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

SIXTH FLOOR UNIT IN A SECURED COMPLEX CONSTRUCTED OF BRICK WITH A CONCRETE ROOF. THE UNIT CONSISTS OF A KITCHEN, BEDROOM, BATHROOM, SHOWER AND A TOILET

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-05-30.

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 / MAT12696.

Case No: 8982/2019

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between: NEDBANK LIMITED, Plaintiff and DUMEBI JENNIFER ONWUMEH (BORN ON 6 NOVEMBER 1982), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10:00, SHERIFF KUILS RIVER NORTH AT 19 MARAIS STREET, KUILS RIVER**

The undermentioned property will be sold in execution at THE SHERIFF'S OFFICE KUILS RIVER NORTH AT 19 MARAIS STREET, KUILS RIVER on MONDAY, 26 JUNE 2023, at 10H00 consists of:

CERTAIN:

ERF 18510 BRACKENFELL, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

IN EXTENT 255 (TWO HUNDRED AND FIFTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T53670/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 14 SADIE CLOSE, RUWARI, BRACKENFELL and consists of (not guaranteed) TILE ROOF, 1X DOUBLE GARAGE, X2 BEDROOMS X1 MAIN BEDROOM WITH ON-SUITE OPEN PLAN KITCHEN / LOUNGE, 1X OUTSIDE BRAAI AREA, X1 INSIDE BRAAI AREA, 1X GUEST TOILET + BATHROOM.

The Sale shall be by Public Auction, subject to a reserve price of R1,085,000.00 to the highest bidder, subject to the High Court Act and Rules.

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

2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 10% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date registration of transfer.

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

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

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

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

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

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

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

(d) Registration conditions

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

Dated at DURBANVILLE, 2023-05-30.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0028171.

**Case No: 3987/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and MIOLA SAFARIS (REG NO: 2013/168621/07), 1<sup>st</sup> Defendant, RUSSEL FREDERICKS (ID NO: 711211 5790 087), 3<sup>rd</sup> Defendant and NICOLETTE NATASHA FREDERICKS (ID NO: 790220 0256 089), 4<sup>th</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-22, 10:00, SHERIFF KUILS RIVER SOUTH AT 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

The undermentioned property will be sold in execution at THE SHERIFF'S OFFICE KUILS RIVER SOUTH AT 23 LANGVERWACHT STREET, KUILS RIVER on THURSDAY 22 JUNE 2023, at 10H00 consists of CERTAIN:

ERF 194 RUSTDAL, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, WESTERN CAPE PROVINCE

IN EXTENT 786 (SEVEN HUNDRED AND EIGHTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T9250/2019

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at 34 BLOUGOM AVENUE, RUSTDAL, KUILS RIVER and consists of (not guaranteed) 3X BEDROOMS, 2X BATHROOMS, KITCHEN, DINING ROOM, LOUNGE, DOUBLE GARAGE.

The Sale shall be by Public Auction, subject to a reserve price of R1,150,000.00 to the highest bidder, subject to the High Court Act and Rules.

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

2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 10% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date registration of transfer.

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

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

5. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the office of the Sheriff of the court for KUILS RIVER SOUTH AT 23 LANGVERWACHT STREET, KUILS RIVER

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

- (a) In accordance to the Consumer Protection Act 68 of 2008.
- (b) FICA-legislation requirements: proof of ID and residential address
- (c) Payment of a refundable registration fee of R15,000.00 in cash
- (d) Registration conditions

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

Dated at DURBANVILLE, 2023-05-30.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0043717.

**Case No: 2317/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and ZAMANI MAZWELL GOBA (ID NO: 870911 6260 082), 1<sup>st</sup> Defendant and ZAMOKUHLE LUTHULI (ID NO: 940608 5780 088), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10:00, SHERIFF KUILS RIVER NORTH AT 19 MARAIS STREET, KUILS RIVER.**

The undermentioned property will be sold in execution at THE SHERIFF'S OFFICE KUILS RIVER NORTH AT 19 MARAIS STREET, KUILS RIVER on MONDAY, 26 JUNE 2023, at 10H00 consists of CERTAIN:

A UNIT (THE MORTGAGED UNIT) CONSISTING OF:-

(a) Section No 66, as shown and more fully described on Sectional Plan No. SS201/2018 (the sectional plan) in the scheme known as SUNSET HEIGHTS in respect of the land and building or buildings situate at SCOTTSDENE, IN THE CITY OF CAPE TOWN, STELLENBOSCH DIVISION, WESTERN CAPE PROVINCE of which section the floor area, according to the said sectional plan is 41 (FORTY ONE) square metres in extent.

(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 NUMBER ST 12076/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

THE PROPERTY IS ZONED: RESIDENTIAL

The property is situated at DOOR NO 66 SUNSET HEIGHTS, 2 MELODY STREET, SCOTTSDENE and consists of (not guaranteed) X2ND FLOOR FLAT WITH TILED ROOF, 1 BATHROOM AND TOILET, X2 BEDROOMS, 1X OPEN PLAN KITCHEN AND LOUNGE.

The Sale shall be by Public Auction, subject to a reserve price of R300,000.00 to the highest bidder, subject to the High Court Act and Rules.

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

2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 10% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date registration of transfer.

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

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

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

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

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

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

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

(d) Registration conditions

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

Dated at DURBANVILLE, 2023-05-30 8.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0042967.

Case No: 5522/2018

Docex: 3

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

In the matter between: **CHANGING TIDES 17 (PTY) LTD N.O., Plaintiff and JOHAN GELDENHUIS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-22, 10:00, SHERIFF'S OFFICE, 16B CHURCH STREET, KROONSTAD**

In pursuance of a judgment of the above Honourable Court granted on 18 December 2018 and a Writ of Execution subsequently issued, the following property will be sold in execution on 22 June 2023 at 10:00 at the SHERIFF'S OFFICE, 16B CHURCH STREET, KROONSTAD

CERTAIN: ERF 1673 KROONSTAD EXTENSION 12, DISTRICT KROONSTAD, FREE STATE PROVINCE (also known as 18 FULLARD STREET, SUIDRAND, KROONSTAD, FREE STATE PROVINCE) ZONED FOR RESIDENTIAL PURPOSES

MEASURING: IN EXTENT 1 487 (One Thousand Four Hundred and Eighty Seven) square metres

HELD: By Deed of Transfer T21083/2002

DESCRIPTION : A residential unit consisting of 3 BEDROOMS, 2 BATHROOMS, 1 ENTRANCE HALL, 1 DINING ROOM, 1 LOUNGE; 1 STUDY, 1 KITCHEN, 1 LAUNDRY, 1 PANTRY, 1 CARPORT, 1 STAFF BATHROOM, 1 COTTAGE WITH 1 BEDROOM, 1 BATHROOM, 1 KITCHEN AND 1 LOUNGE (OF WHICH IMPROVEMENTS NOTHING IS GUARANTEED)

The conditions of sale in execution can be inspected during office hours at the offices of the Sheriff for the High Court, Kroonstad.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF'S OFFICE, 16B CHURCH STREET, KROONSTAD

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, KROONSTAD, will conduct the sale with auctioneer JOY VAN NIEKERK.

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

SIGNED at BLOEMFONTEIN on this 31st day of March 2023.

Dated at Bloemfontein, 2023-05-09.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862702024. Attorney Ref: MRS A LOTTERING/RLB439 E-mail: [anri@mcintyre.co.za](mailto:anri@mcintyre.co.za).



Case No: 61503/2019

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

**In the matter between: Waterfall Country Estate Homeowners Association, Plaintiff and The Nzitha Family Trust, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House, 614 James Crescent, Halfway House, Midrand, Gauteng**

THE RIGHT, TITLE AND INTEREST IN RESPECT OF:

ERF 3303 OF THE TOWNSHIP JUKSKEI VIEW, EXTENSION 105, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1 105 (ONE THOUSAND ONE HUNDRED AND FIVE) SQUARE METERS HELD BY CERTIFICATE OF REGISTERED TITLE, T64406/2014. SITUATED AT 3305 IBIS DRIVE, WATERFALL COUNTRY ESTATE, JUKSKEI VIEW, EXTENSION 105, GAUTENG.

HELD BY DEED OF LEASE NO. K5032/2014L

(also known as: 3305 IBIS DRIVE, WATERFALL COUNTRY ESTATE, JUKSKEI VIEW EXTENSION 105, GAUTENG).

Dated at Pretoria, 2023-05-08.

Attorneys for Plaintiff(s): Ceronio Attorneys, Suite A, 181 Allcock Street, Colbyn, Pretoria, Gauteng. Telephone: 0107860491. Attorney Ref: CW0089.

Case No: 1505/2021

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

**In the matter between: Waterfall Country Estate Homeowners Association, Plaintiff and Mmamaro, Tshupo Martin, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House, 614 James Crescent, Halfway House, Midrand, Gauteng**

THE RIGHT, TITLE AND INTEREST IN RESPECT OF:

ERF 3964 OF THE TOWNSHIP JUKSKEI VIEW, EXTENSION 40, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1 017 (ONE THOUSAND AND SEVENTEEN) SQUARE METERS HELD BY CERTIFICATE OF REGISTERED TITLE, T59106/2014. SITUATED AT 3964 BARBET CRESCENT, WATERFALL COUNTRY ESTATE, JUKSKEI VIEW EXTENSION 40, GAUTENG PROVINCE.

HELD BY DEED OF LEASE NO. K4927/2014L

(also known as: 3964 BARBET CRESCENT, WATERFALL COUNTRY ESTATE, JUKSKEI VIEW EXTENSION 40, GAUTENG PROVINCE).

Dated at Pretoria, 2023-05-16.

Attorneys for Plaintiff(s): Ceronio Attorneys, Suite A, 181 Allcock Street, Colbyn, Pretoria, Gauteng. Telephone: 0107860491. Attorney Ref: CW0086.

Case No: 26585/2020

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

**In the matter between: FINBOND MUTUAL BANK LIMITED, Plaintiff and STEPHANUS JOHANNES VAN EEDEN, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 14:00, 612 VOORTREKKER ROAD, BRAKPAN**

IN EXECUTION of a Judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the above-mentioned matter, a sale in execution will be held by the Sheriff Brakpan, 612 Voortrekker Road, Brakpan on Friday, 23 June 2023 at 14:00 of the Defendant's undermentioned property without a reserve price and on the conditions to be read out by the Auctioneer namely the Sheriff Brakpan prior to the sale and which conditions can be inspected at the offices of the Sheriff Brakpan at 612 Voortrekker Road, Brakpan prior to the sale:

A Unit situated at ERF 599 BRAKPAN TOWNSHIP

Local Authority: CITY OF EMALAHLENI LOCAL MUNICIPALITY of which the floor area, according to the said Section Plan is 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES in extent; and Held by Deed of Transfer no: TR17027/2016

ALSO KNOWN AS: 5 TAFT AVENUE, BRAKPAN, JOHANNESBURG

Improvements (which are not warranted to be correct and are not guaranteed):

SINGLE STOREY, 3 BEDROOMS, 1 BATHROOM, SEPERATE TOILET, LOUNGE, KITCHEN.

CONDITIONS:

10% (ten percent) of the purchase price on the day of the sale and the balance payable against registration of transfer to be secured by a Bank guarantee or any other acceptable guarantee to be furnished to the Sheriff within 21 (twenty-one) days from the date of the sale.

Dated at PRETORIA, 2023-05-31.

Attorneys for Plaintiff(s): ALANT, GELL & MARTIN INCORPORATED, THE VILLAGE OFFICE PARK, BLOCK B, FIRST FLOOR, 309 GLENWOOD ROAD, FAERIE GLEN, PRETORIA. Telephone: 0122855697. Attorney Ref: ENSLIN NEL/ 002686.

**Case No: 2022/010006**

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

**In the matter between: Beneficio Developments (Pty) Ltd, Registration Number: 2009/007912/07, Execution Creditor and Rodprop One (Pty) Ltd, Registration Number: 1999/003058/07, First Execution Debtor, The Brave One Security Services 102 CC, Registration Number: 2011/067017/23, Second Execution Debtor, Mastersmith Trading and Projects 94 CC, Registration Number: 2011/091392/23, Third Execution Debtor, Silver Fox Enterprises 731 CC, Registration Number: 2011/067016/23, Fourth Execution Debtor and Maxfly Security Services 105 CC, Registration Number: 2011/067015/23, Fifth Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, Christ Church, 820 Pretorius Street (entrance also at 813 Stanza Bopape Street) Arcadia, Pretoria**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the above-mentioned suit, a sale without reserve will be held by the Sheriff of the High Court, Pretoria East on the 28th day of JUNE 2023 at 10h00 at Christ Church, 820 Pretorius Street (Entrance Also At 813 Stanza Bopape Street, Arcadia), of the under-mentioned property of the First Defendant, subject to the conditions of sale which are available for inspection at the offices of the Sheriff of the High Court Pretoria East during office hours.

Description: REMAINING EXTENT OF ERF 207 HATFIELD TOWNSHIP, REGISTRATION DIVISION J.R. GAUTENG PROVINCE, Measuring: 1276 (One Thousand Two Hundred and Seventy Six) square metres

HELD BY DEED OF TRANSFER NUMBER T 43568/1999 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Street Address: 1185 Stanza Bopape Street, Hatfield, Pretoria

Usage Category: Commercial

Improvements: The following information is furnished with regards to the improvements on the property although nothing in this respect is guaranteed: HOUSE CONSISTS OUT OF BRICK WALLS UNDER A TILED ROOF, 5 ROOMS/OFFICES, 2 BATHROOMS, KITCHEN, STORAGE ROOM, BOARDROOM, RECEPTION AREA, GUARD ROOM, UNDERROOF SHADED PARKING FOR 10 VEHICLES

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.

Take further notice that:

1. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PRETORIA EAST at 813 Stanza Bopape St, Arcadia, Pretoria, 24 (twenty-four) hours prior to the auction.

2. 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) Registration conditions.

Dated at PRETORIA, 2023-05-25.

Attorneys for Plaintiff(s): Laäs Doman Incorporated, 449 Albert Street, Waterkloof, Pretoria. Telephone: 0123468696. Attorney Ref: AM Laäs/BF010099.

**Case No: 2022/8013**

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

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O (In his capacity as the Administrator of the Body Corporate of Tudhope Heights) and CHETTY, LAVESHAN & Others (First Respondent)**

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

**2023-06-26, 10h00, Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg**

**AUCTION NOTICE**

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

**CASE NO: 2022-8013**

**In the matter between: TSHEPO SULLIVAN MOLOANTOA N.O. PLAINTIFF AND LAVESHAN CHETTY (Identity Number: 800125 5177 08 1) FIRST DEFENDANT AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY SECOND DEFENDANT**

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

**26th day of June 2023, Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg on 26th day of June 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Johannesburg Central at the same address as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 16, Door 302 in the scheme known as Tudhope Heights with Scheme Number 2/1982, under Title Deed ST40117/2014, situated Unit 16, Door 302, Tudhope Heights, 39 Primrose Terrace, Berea, City of Johannesburg, Gauteng Province, measuring 44.000 sqm (FORTY-FOUR SQUARE METERS).

Held by Deed of Transfer Number ST40117/2014. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 16, Door, 302, Tudhope Heights, 39 Primrose Terrace, Berea, City of Johannesburg, Gauteng Province, measuring 44.000 sqm (FORTY-FOUR SQUARE METERS).

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

1. The purchaser shall pay auctioneer's commission subject to a maximum of R30 000.00 plus vat and minimum of R3 000.00 plus vat.

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. The Johannesburg Central will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 ([url http://www.info.gov.za/view/downloadfileaction?id=99961](http://www.info.gov.za/view/downloadfileaction?id=99961)) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg Central, 21 Hubert Street, Westgate, Johannesburg. Attorneys for the Plaintiff(s) Du

Dated at MIDRAND, 2023-06-01.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8200. Attorney Ref: N ENGELBRECHT/ddp/TUD0016.

Case No: 31644/2021

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

**In the matter between: FNB MORTGAGE LOANS (RF) LIMITED, Plaintiff and BRIAN EUSTACE WILLIE BESTENBIER (ID: 640330 5089 08 8), Debtor**

AUCTION - NOTICE OF SALE IN EXECUTION

**2023-07-03, 11:00, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

Sale in execution to be held at 229 Blackwood Street, Hennospark, Centurion at 11:00 on 3 July 2023 by the Sheriff: CENTURION WEST

Erf 1047, Kosmosdal, extension 16 Township, Registration Division J.R., Province Gauteng

Measuring 880 (Eight Hundred and Eighty) Square Metres

Held By Deed of Transfer: T11000/2001

Situate at: 4 Ellon Street, Kosmosdal Ext 16, Centurion, Pretoria, Province Gauteng

Improvements - (Not guaranteed): A residential double story house with painted brick walls, tiled roof and floors consisting of 1 x Entrance Hall, 1 x Lounge, 1 x Family Room, 1 x Dining Room, 1 x Study, 1 x Kitchen, 1 x Scullery, 3 x Bedrooms, 2 x Bathrooms, 2 x Showers, 4 x WC, 1 x Dressing Room, 2 x Out Garages, 1 x Servant Room, 1 x Bathroom / WC, 1 x Covered patio and 1 x Swimming Pool.

Terms: 10 % in cash on day of the sale and the balance against transfer to be secured by approved guarantee to be furnished within 21 days after the date of sale. The Auction will be conducted by the Sheriff, or his/her deputy to the highest bidder with a reserve price of R3 300 000-00.

Conditions of sale can be inspected at the Offices of the Sheriff Centurion West, 229 Blackwood Street, Hennospark, Centurion 24 hours prior to the auction.

Dated at Pretoria, 2023-05-18.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012) 424-0200. Attorney Ref: MR R GROBLER/Elizma/B3020.

Case No: 49033/2020

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

**In the matter between: HE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), Plaintiff and JAN ADRIAAN VAN DYK (IDENTITY NUMBER: 610604 5072 08 8), 1<sup>st</sup> Defendant and ALETTA JESINA VAN DYK (IDENTITY NUMBER: 581016 0122 08 8), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-21, 11:00, Sheriff of the High Court, Sheriff Springs at 99 – 8th Street, Springs or by way of online auction**

In pursuance of a judgment and warrant granted on 14 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 21 June 2023 at 11:00 by the Sheriff of the High Court, Sheriff Springs at 99 - 8th Street, Springs or by way of online auction to the highest bidder:- CERTAIN: ERF 190 CASSELDAL TOWNSHIP, SITUATED: 18 VICTORIA ROAD, CASSELDAL, SPRINGS, 1559, MAGISTERIAL DISTRICT: EKURHULENI EAST, REGISTRATION DIVISION: I.R. PROVINCE OF GAUTENG, MEASURING: 1 104 (ONE THOUSAND ONE HUNDRED AND FOUR) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE, 1 X BATHROOM, 2 X BEDROOMS, 1 X MASTER BEDROOM, 1 X KITCHEN, 1 X LAUNDRY ROOM, DOUBLE GARAGES, SINGLE & DOUBLE CARPORTS, BRICK BUILDING, INNER FLOOR FINISHING: WOOD & TILES, GALVANSIED ROOF, FENCING: BRICK & PALLISADE, SINGLE STORY BUILDING, OUTER WALL FINISHING: BRICK, REMOTE DRIVEWAY GATE, FLAT: 1 X BEDROOM, 1 X LOUNGE, 1 X BATHROOM & KITCHEN. (The afore going inventory is borne out by an Improvement Report in respect of the property conducted on 9 February 2022 and prepared by the Sheriff of the High Court Sheriff Springs, S. Makka. Access was gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANTS, JAN ADRIAAN VAN DYK (IDENTITY NUMBER: 610604 5072 08 8) and ALETTA JESINA VAN DYK (IDENTITY NUMBER: 581016 0122 08 8) under their names under Deed of Transfer No. T41533/2011. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Springs at 99 - 8th Street, Springs. 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: szuma@lgr.co.za. REF. SZ/EJ/IB001162. 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 2023-05-25.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. C/O Alant, Gell & Martin Inc, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617. Telephone: (012) 817- 4707. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001162.

**Case No: 8246/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and LEON CAMPHER (ID 660704 5066 087) & WINIFRED CHAMELLE CAMPHER (ID 721005 0238 086) (Defendants)**

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

**2023-06-30, 11:00, SHERIFF'S STORE ROOM, PAGODA PARK, 34 OOSTELIKE ROAD, OUDTSHOORN**

1. Property: 1034 JUMAAT STR, DYSELSDORP
2. Domicile: 1034 JUMAAT STR, DYSELSDORP
3. Residential: 1034 JUMAAT STR, DYSELSDORP

In execution of a judgment of the above honourable court dated 10 MAY 2021, the undermentioned immovable property will be sold in execution on FRIDAY 30 JUNE 2023 at 11:00 at the SHERIFF'S STORE ROOM, PAGODA PARK, 34 OOSTELIKE ROAD, OUDTSHOORN

ERF 1879 DYSELSDORP, IN THE MUNICIPALITY & DIVISION OF OUDTSHOORN, PROVINCE OF THE WESTERN CAPE;

In Extent: 400 square metres

Held by Deed of Transfer No T18232/2012

ALSO KNOWN AS: 1034 JUMAAT STR, DYSELSDORP

**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:  
SINGLE STOREY HOUSE UNDER A CORRUGATED IRON ROOF; 2 BEDROOMS; 1 BATHROOM; 1 SHOWER; 1 TOILET; TILED FLOORS; LOUNGE; KITCHEN; OUTBUILDING USED AS AN OFFICE; BRICK; WIRE MESH, STEEL FENCING & PAVING
4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, OUDTSHOORN 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, 2023-05-10.

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



Case No: 2022/10247

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

**In the matter between: Investec Bank Limited, Applicant and Meshack Mulaudzi (ID no 870429 5937 089), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 27 October 2022 in terms of which the following property will be sold in execution on 27 June 2023 at 11h00 before the Sheriff held at the offices of the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder:

PROPERTY DESCRIPTION:

A UNIT CONSISTING OF -

(a) SECTION NUMBER 66 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS691/2015 IN THE SCHEME KNOWN AS LILYFIELD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 2816 NOORDWYK EXTENSION 85 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 53 (FIFTY THREE) SQUARE METRES IN EXTENT, AND

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

HELD BY DEED OF TRANSFER ST12891/16

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

SITUATED AT: UNIT 66 LILYFIELD COMPLEX, CNR LEVER ROAD & KIAAT STREET, NOORDWYK EXT 85, JOHANNESBURG

THE PROPERTY IS ZONED: RESIDENTIAL

A RESIDENTIAL DWELLING CONSISTING OF:

LOUNGE, 2 BEDROOMS, KITCHEN, 1 BATHROOM (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots")

ADDITIONS: None

Take note that:

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

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Halfway House and/or at the offices of the Applicant's attorney, Adams & Adams, Lynnwood Bridge Office Park, 4 Daventry Street, Lynnwood Manor, Pretoria.

Take further note that:

1. this sale is a sale in execution pursuant to a judgment obtained in the above court;
2. the Rules of this auction is available 24 hours before the auction at the office of the Sheriff Halfway House;
3. registration as a buyer, subject to certain conditions, is required i.e.

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

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

C) payment of registration monies in the amount of R50,000.00;

D) registration conditions;

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

Dated at PRETORIA, 2023-05-31.

Attorneys for Plaintiff(s): Adams & Adams, Lynnwood Bridge Office Park, 4 Daventry Street, Lynnwood Manor, Pretoria. Telephone: 012-4326000. Attorney Ref: DP/AW/ek/BI91.

Case No: 2022/10247

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

**In the matter between: Investec Bank Limited, Applicant and Meshack Mulaudzi (ID no 870429 5937 089), Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 27 October 2022 in terms of which the following property will be sold in execution on 27 June 2023 at 11h00 before the Sheriff held at the offices of the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder:

PROPERTY DESCRIPTION:

A UNIT CONSISTING OF -

(a) SECTION NUMBER 78 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS67/2012 IN THE SCHEME KNOWN AS KATARA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NOORDWYK EXTENSION 74 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 90 (NINETY) SQUARE METRES IN EXTENT, AND

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

HELD BY DEED OF TRANSFER ST2585/2015

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

SITUATED AT: UNIT 78, KATARA COMPLEX, GEORGE ROAD, NOORDWYK EXTENSION 74, JOHANNESBURG

THE PROPERTY IS ZONED: RESIDENTIAL

A RESIDENTIAL DWELLING CONSISTING OF:

LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 SHADED CARPORTS. THERE IS A SWIMMING POOL WITHIN THE COMPLEX WITH A BRAAI AREA

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

ADDITIONS: None

Take note that:

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

The conditions of sale will be read prior to the sale in execution by the Sheriff and may be inspected at the Sheriff Halfway House and/or at the offices of the Applicant's attorney, Adams & Adams, Lynnwood Bridge Office Park, 4 Daventry Street, Lynnwood Manor, Pretoria.

Take further note that:

1. this sale is a sale in execution pursuant to a judgment obtained in the above court;  
2. the Rules of this auction is available 24 hours before the auction at the office of the Sheriff Halfway House;

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

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

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

C) payment of registration monies in the amount of R50,000.00;

D) registration conditions;

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

Dated at PRETORIA, 2023-05-31.

Attorneys for Plaintiff(s): Adams & Adams, Lynnwood Bridge Office Park, 4 Daventry Street, Lynnwood Manor, Pretoria. Telephone: 012-4326000. Attorney Ref: DP/AW/ek/BI91.

Case No: 92661/2019

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

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

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-06-20, 10:00, SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD on 20 JUNE 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD prior to the sale. ERF 2805 GARSFONTEIN EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 1000 (ONE THOUSAND) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T75096/2006, also known as 635 BOKSER STREET, GARSFONTEIN EXTENSION 10 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: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, DINING ROOM, STUDY, FAMILY ROOM, LOUNGE, 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 Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff of the High Court for Kempton Park/Tembisa - 2 Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 : <http://www.infp.gov.za/view/DownloadFileAction?id=99961> (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R10 000.00 - in cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PRETORIA SOUTH EAST, 1281 CHURCH STREET, HATFIELD.

Dated at SANDTON, 2023-06-02.

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

Case No: 41836/2021

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor/Plaintiff and FRANCINA VAN  
RENSBURG (ID: 710620 0211 082), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-20, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP NO.2 VISTA CENTER, 22 HILLARY ROAD,  
CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 30th of November 2022 in terms of which the following property will be sold in execution on the 20th of June 2023 at 10:00 by SHERIFF JOHANNESBURG SOUTH at SHOP NO.2 VISTA CENTER, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with reserve price of R500 000.00: ERF 1121 KENILWORTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG MEASURING 668 (SIX HUNDRED AND SIXTY EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NO. T33279/2012 SITUATED AT : 29 VINCENT ROAD, KENILWORTH THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINNING ROOM, KITCHEN, BATHROOM, 3X BEDROOMS, SEPARATE 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 office of the Sheriff of the High Court, JOHANNESBURG SOUTH. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH at SHOP NO.2 VISTA CENTER, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW

Dated at SANDTON, 2023-05-08.

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: CMICHAEL/AM/ABS697/2192.

**Case No: 44737/2019**

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

**In the matter between: ABSA BANK LIMITED Execution Creditor/Plaintiff and MZAMANE ELIAS CHAUKE  
(ID: 6512305502 088) Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-15, 10:00, SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 08th of June 2022 in terms of which the following property will be sold in execution on the 15th of June 2023 at 10:00 by SHERIFF ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT to the highest bidder with reserve price of R288 000.00: PORTION 175 OF ERF 19722 KAGISO EXTENSION 11 TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG IN EXTENT, MEASURING 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO. TL12945/1997 SITUATED AT : 175 ELIAS MADIA CRESCENT, KAGISO EXTENSION 11, KRUGERSDORP. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: LOUNGE, KITCHEN, BATHROOM, 3X BEDROOMS. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Acting Sheriff of the High Court, ROODEPOORT SOUTH. The office of the Acting Sheriff for ROODEPOORT SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT DATED AT SANDTON THIS 28th day of April 2023.

Dated at SANDTON, 2023-04-28.

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: CMICHAEL/AM/ABS697/1943.

Case No: 2021/50227

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

**In the matter between: ABSA HOME LOANS GUARANTEE, First Plaintiff COMPANY (PTY) LTD and ABSA BANK LIMITED, Second Plaintiff and KHOZA, ANDREW LEHLOHONOLO, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-26, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 8 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG on 26 JUNE 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG, subject to a reserve price of R415,000.00. A unit consisting of: (a) Section No. 515 as shown and more fully described on Sectional Plan No. SS11/2011 in the scheme known as MAIN STREET LIFE, in respect of the land and building or buildings situated at CITY AND SUBURBAN TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 62 (SIXTY TWO) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST39870/2019, SITUATED AT: Unit 515 Main Street Life, 286 Fox Street, Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 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 "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 Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 21 HUBERT STREET, JOHANNESBURG. The office of the Sheriff - JOHANNESBURG CENTRAL will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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 JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG.

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: JR7008/K562/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/1727

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and DE BRUYN, PIETER SAREL, First Defendant and DE BRUYN, ELMARIE JULIANA, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 6 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING on 29 JUNE 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING, subject to a reserve price set at R320,000.00 ERF 548 SONLAND PARK TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 1085 (ONE THOUSAND AND EIGHTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T148286/2004, SITUATED AT: 20 Chris Jacobs Avenue, Sonland Park, Vereeniging. Magisterial Court District (Vereeniging) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, 2 GARAGES THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT



GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING. The office of the Sheriff - VEREENIGING will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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 VEREENIGING at 97 GENERAL HERTZOG BOULEVARD, THREE RIVERS, VEREENIGING.

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: JR6691/D590/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2022/2248

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and NKUKWANA, GUGULETHU BUSISIWE,  
Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY  
HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 7 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 27 JUNE 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R400,000.00. A unit consisting of: (a) Section No. 87 as shown and more fully described on Sectional Plan No. SS558/1996 in the scheme known as HERONSHAW VILLAGE, in respect of the land and building or buildings situated at BUCCLEUCH TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 75 (SEVENTY FIVE) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST8858/2008, SITUATED AT: Unit 87, Heronshaw Village, 11 Gibson Drive, Buccleuch, Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SHOWER, 1 TOILET, 1 CARPORT, BALCONY 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 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on the [shha.online](http://shha.online) or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

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: JR7545/N861/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 2021/49317**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and THOBANE, THABO CONSTANCE, Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 25 AUGUST 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 27 JUNE 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R485,000.00. ALL OF THE MORTGAGOR'S RIGHTS, TITLE AND INTEREST IN AND TO THE NOTARIAL DEED OF LEASE K7948/2014 ENTERED INTO BETWEEN WATERFALL EAST TWO WUQF PROPRIETARY LIMITED REGISTRATION NUMBER 2004/013720/07 AND THE MORTGAGOR IN RESPECT OF: ERF 697 JUKSKEI VIEW EXTENSION 18 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 318 (THREE HUNDRED AND EIGHTEEN) SQUARE METRES, HELD BY CERTIFICATE OF REGISTERED TITLE NO. T1400/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS THEREIN CONTAINED IN FAVOUR OF JUKSKEI VIEW EXTENSION 17 AND 18 RESIDENTS ASSOCIATION NPC REGISTRATION NUMBER 2008/021479/08 SITUATED AT: 697 Jukskei View Estate, Jukskei View Ext 18, Midrand. 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, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 2 BATHS 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 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on the shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

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: M09882/T372/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 2020/38590**

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

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

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 6 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK on 23 JUNE 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK on 23 JUNE 2023, subject to a reserve price set at R380,000.00. A Unit consisting of - a) Section No. 9 as shown and more fully described on Sectional Plan No. SS342/2009, in the scheme known as ROYCE VILLAS in respect of the land and building or buildings situate at PORTION 22 OF ERF 381 VANDERBIJLPARK CENTRAL WEST 5 EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 88 (EIGHTY 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 ST80784/2015 SITUATED AT: Unit 9 Royce Villas, 5 Royce Street, Vanderbijlpark C.W. 5 Ext 1. Magisterial Court District (Vanderbijlpark) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, 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 the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK on 23 JUNE 2023. The office of the SHERIFF VANDERBIJLPARK 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 R10,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK.

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: JR6058/N804/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

**Case No: 2022/10052**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and DUBE, MELULEKI, First Defendant and DUBE (previously MDLULI), NOMAKHOSI, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 14 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 27 JUNE 2023 at 11H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND A unit consisting of: (a) Section No. 27 as shown and more fully described on Sectional Plan No. SS208/1989 in the scheme known as ANGELINE HEIGHTS, in respect of the land and building or buildings situated at ERF 129 SAVOY ESTATE TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 97 (NINETY SEVEN) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST164086/2005, SITUATED AT: Unit 27, Angeline Heights, 559 Louis Botha Avenue, Savoy Estate (Highlands North), Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following

information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS"

1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on the shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

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: JR7351/D613/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2014/3108

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

In the matter between: **ABSA BANK LIMITED, Plaintiff and LASH CONSULT (PTY) LTD, First Defendant and AGBESI, PROSPER LADISLAS, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 11:00, SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 26 MAY 2022, a sale will be held at the office of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 29 JUNE 2023 at 11H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, subject to a reserve price set at R1,327,760.14 ERF 47 FERNDAL TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 4015 (FOUR THOUSAND AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T118430/2008, SITUATED AT: 480 CORK AVENUE, FERNDAL, RANDBURG. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 5 BEDROOMS, 5 BATHROOMS, 1 SEPARATE TOILET, GARAGE, OUTSIDE BUILDING WITH 2 BEDROOMS AND 3 BATHROOMS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of 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 at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. The office of the Sheriff - RANDBURG SOUTH WEST will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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 RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL.



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: M10489/L366/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2019/18642

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 11:00, SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND  
OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 20 AUGUST 2020, a sale will be held at the office of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on 29 JUNE 2023 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, subject to a reserve price set at R1,725,228.49 A unit consisting of: (a) Section No. 9 as shown and more fully described on Sectional Plan No. SS34/1986 in the scheme known as RIDGEGATE, in respect of the land and building or buildings situated at LYME PARK EXTENSION 4 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 180 (ONE HUNDRED AND EIGHTY) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, and A unit consisting of: (a) Section No. 13 as shown and more fully described on Sectional Plan No. SS34/1986 in the scheme known as RIDGEGATE, in respect of the land and building or buildings situated at LYME PARK EXTENSION 4 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 38 (THIRTY 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. Both Held by Deed of Transfer No. ST91926/2016, SITUATED AT: Unit 9, Ridgeway, 32 Hilltop Street, Lyme Park Ext. 4, Johannesburg. Magisterial Court District (Randburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, DINING ROOM, 3 BEDROOMS (MAIN BEDROOM WITH EN SUITE BATHROOM), 1 BATHROOM, 1 UPSTAIRS LOFT/ENTERTAINMENT AREA, 1 BALCONY, 2 GARAGES THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. The office of the Sheriff - RANDBURG SOUTH WEST will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.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 RANDBURG SOUTH WEST at UNIT 7, 1st FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL.

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: JR5118/B898/N. Erasmus/CO - EMAIL: nastassja@timdutoit.co.za - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).



Case No: 24452/2020

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-21, 09:00, SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 29 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH on 21 JUNE 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH on 21 JUNE 2023, subject to a reserve price set at R620,000.00. ERF 496 SPRUITVIEW EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 420 (FOUR HUNDRED AND TWENTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T35964/2017. SITUATED AT: 496 MKHWANAZI STREET, SPRUITVIEW EXT 1. Magisterial Court District (Alberton) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, OUTSIDE BUILDING WITH 1 BEDROOM 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 at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH. The office of the SHERIFF PALM RIDGE 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 R25,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH.

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: JR5928/N801/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/38993

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 MAPHANGA, BONGANI PRAISEGOD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-21, 09:00, SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated the 6 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING) on 21 JUNE 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING) on 21 JUNE 2023, subject to a reserve price set at R845,000.00. ERF 660 LENASIA SOUTH EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 400 (FOUR HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T23467/2019. SITUATED AT: 22 CROMWELL STREET, LENASIA SOUTH EXT. 1. 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: MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 1 BATHROOM, STUDY, DOUBLE GARAGE, SERVANTS QUARTER 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 at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE. The office of the SHERIFF LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING).

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6675/M1080/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/6639

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (PTY) LTD, First Plaintiff and ABSA BANK LIMITED, Second Plaintiff and NYONI, MPUMELELO ISAAC, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 09:00, SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING)**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 25 JULY 2022, a sale will be held at the office of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING) on 28 JUNE 2023 at 09H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING), subject to a reserve price of R880,000.00. ERF 1747 LENASIA SOUTH TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 600 (SIX HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T10500/2019, SITUATED AT: 41 Ibis Crescent, Lenasia South, Lenasia. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, PANTRY, 3 BEDROOMS, 2 BATHROOMS, 2 SEPARATE TOILETS, 1 STUDY, SINGLE GARAGE, THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING). The office of the Sheriff - LENASIA will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF LENASIA at 5 2nd AVENUE, CNR OF STATION ROAD, ARMADALE (known as VIKING).

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR6532/N815/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/27082

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MALULEKE, MBHAZIMA DERRICK, Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 23 NOVEMBER 2022, a sale will be held at the office of the SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN on 28 JUNE 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN, subject to a reserve price of R400,000.00. A unit consisting of: (a) Section No. 10 as shown and more fully described on Sectional Plan No. SS122/2008 in the scheme known as SHADDAY, in respect of the land and building or buildings situated at GREENHILLS GARDENS EXTENSION 1 TOWNSHIP, Local Authority: RANDFONTEIN LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 49 (FORTY NINE) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST017892/2008, SITUATED AT: Unit 10, Shadday, Pine Road, Greenhills Gardens Ext. 1, Randfontein. 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, 2 BEDROOMS, 2 BATHROOMS, CARPORT THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus 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 at 19 POLLOCK STREET, RANDFONTEIN. The office of the Sheriff - RANDFONTEIN 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 RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN.

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: JR4573/M923/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 2021/49251

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 GRUNERT, PEBE FREDERICO, First Defendant GRUNERT and EFILLE GRACIA, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 13 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK on 23 JUNE 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK on 23 JUNE 2023, subject to a reserve price set at R110,000.00. ERF 382 RIVERSPRAY LIFESTYLE ESTATE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 408 (FOUR HUNDRED AND EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T39076/2019 SITUATED AT: Erf 382 Riverspray Lifestyle Estate, Hendrik Van Eck Boulevard, Vanderbijlpark. Magisterial Court District (Vanderbijlpark) (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: VACANT STAND THE

NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK on 23 JUNE 2023. The office of the SHERIFF VANDERBIJLPARK 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 R10,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF VANDERBIJLPARK at P&L BUILDING, GROUND FLOOR, CNR OF FRIKKIE MEYER & KELVIN BOULEVARD VANDERBIJLPARK.

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: JR6666/G323/N. Erasmus/CO.

**Case No: 2018/26166**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and RAMODIKE, KGOMOTSO MOHAPI, First Defendant and MAKHUBU, NTOMBENKULU JABULILE, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 14:00, SHERIFF BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 6 MAY 2019, a sale will be held at the office of the SHERIFF BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on 23 JUNE 2023 at 14H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on 23 JUNE 2023, subject to a reserve price set at R300,000.00. PORTION 3 OF ERF 1409 LEACHVILLE TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 382 (THREE HUNDRED AND EIGHTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T20274/2014. SITUATED AT: 60 Blyde Avenue, Leachville, Brakpan. Magisterial Court District (Brakpan) (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: MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3 000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 612 VOORTREKKER ROAD, BRAKPAN on 23 JUNE 2023. The office of 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.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 BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN.

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: JR4425/R330/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).



Case No: 2021/7804

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

In the matter between: **HOME OBLIGORS MORTGAGE ENHANCED SECURITIES (PTY) LTD, Plaintiff and KHUMALO, LEONARD, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-26, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 6 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG on 26 JUNE 2023 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG, subject to a reserve price of R100,000.00. A unit consisting of: (a) Section No. 4 as shown and more fully described on Sectional Plan No. SS37/1986 in the scheme known as GAINSBOROUGH MANSIONS, in respect of the land and building or buildings situated at BEREJA TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 82 (EIGHTY TWO) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST8307/2010, SITUATED AT: Unit 4, Gainsborough Mansions, Cnr of Catherine & Prospect Avenue, Berea, Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 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 at 21 HUBERT STREET, JOHANNESBURG. The office of the Sheriff - JOHANNESBURG CENTRAL will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - 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 JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG.

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: JR6273/K533/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 3197/2019

Docex: 120, PRETORIA

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

In the matter between: **BUSINESS PARTNERS LIMITED (Reg no: 1981/000918/06), PLAINTIFF and CAREL FREDERIK ESTERHUIZEN N.O., (Id no. 760622 5041 083) In his capacity as trustee of Esterhuizen Trust (IT474/09), 1st DEFENDANT, JANA ADRIANA ESTERHUIZEN N.O. (Id no. 770719 0021 082) In her capacity as trustee of Esterhuizen Trust (IT474/09), 2nd DEFENDANT, DOLLY GERTRUIDA ROETS N.O. (Id no. 631231 0053 080) In her capacity as trustee of Esterhuizen Trust (IT474/09), 3RD DEFENDANT, CAREL FREDERIK ESTERHUIZEN (Id no. 760622 5041 083), 4TH DEFENDANT and JANA ADRIANA ESTERHUIZEN, (Id no. 770719 0021 082), 5TH DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 08:00, the Sheriff Sasolburg, AT 20 RIEMLAND STREET, SASOLBURG**

In execution of a judgement of the High Court of South Africa, Free State Division, Bloemfontein in the above mentioned suit, a sale with reserve price of R3 750 000.00, will be held by the Sheriff Sasolburg, AT 20 RIEMLAND STREET, SASOLBURG on THURSDAY the 29TH JUNE 2023 at 08H00 of the undermentioned property of the Defendants' subject to the conditions of sale which are available for inspection during office hours at the offices of the Sheriff SASOLBURG, 20 RIEMLAND STREET, SASOLBURG ERF 24996 SASOLBURG EXTENSION 60 TOWNSHIP DISTRICT OF PARYS PROVINCE OF FREE STATE MEASURING 1912 (ONE



THOUSAND NINE HUNDRED AND TWELVE) SQUARE METRES HELD BY DEED OF TRANSFER T19667/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT 52 SATURN STREET, SASOLBURG THE PROPERTY IS ZONED: COMMERCIAL Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A DWELLING COMPRISING OF: 6 X BATHROOMS 6 X OFFICES 900 SQUARE METRES WORKSHOP This 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, Second and Third Defendants for money owing to the Plaintiff. The auction will be conducted by the Sheriff, VCR Daniel, or his Deputy. Advertising costs at current publication rates and sale costs according to the 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) Payment of a registration fee of R10 000.00 (refundable), in cash, one (1) day prior to commencement of the auction in order to obtain a buyer's card (d) Registration Conditions (e) Registration form to be completed before the Auction. Rules of the auction and Conditions of sale may be inspected during office hours at the Sheriff's Sheriff SASOLBURG, 20 RIEMLAND STREET, SASOLBURG. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorneys, 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 of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession of the property to date of registration.

Dated at PRETORIA, 2023-05-02.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK 291 SPRITE AVENUE, FEARIE GLEN PRETORIA. Telephone: (012) 365 1887. Attorney Ref: W NOLTE/TAE/DL38085 - E-MAIL: [werner@sbmattorneys.co.za](mailto:werner@sbmattorneys.co.za).

**Case No: 2020/30520**

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

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

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-06-20, 11:00, SHERIFF SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R400,000.00 reserve will be held at 24 RHODES AVENUE, KENSINGTON B, RANDBURG for the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG at 11:00, on 20 June 2023 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG prior to the sale : CERTAIN: (A) Section Number 49 as shown and more fully described on Sectional Plan Number SS813/2007, in the scheme known as AQUILA in respect of the land and building or buildings situate at FOURWAYS EXTENSION 36 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 129 (ONE HUNDRED AND TWENTY NINE) square metres in extent, and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST42699/2019, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN. Which bears the physical address: SECTION 49 AQUILA, 34 GRANITE ROAD, FOURWAYS The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : 3 Bedrooms, Lounge, Dining Room, 1 Bathroom, Kitchen, 2 Showers, 2 WC'S, 2 Carports, Balcony, Roof Terrace, Brick walls with Paint finish, tile roof, Interior floor finishing - Carpet and Tiles THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG . The office of the SHERIFF OF THE HIGH COURT SANDTON NORTH will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL

<http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG

Dated at SANDTON, SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Barbara Seimenis/SV/MAT18482.

**Case No: 3197/2019**  
**Docex: 120, PRETORIA**

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

**In the matter between: BUSINESS PARTNERS LIMITED (Reg no: 1981/000918/06), PLAINTIFF and CAREL FREDERIK ESTERHUIZEN N.O. (Id no. 760622 5041 083) In his capacity as trustee of Esterhuizen Trust (IT474/09), 1st DEFENDANT, JANA ADRIANA ESTERHUIZEN N.O. (Id no. 770719 0021 082) In her capacity as trustee of Esterhuizen Trust (IT474/09), 2nd DEFENDANT, DOLLY GERTRUIDA ROETS N.O. (Id no. 631231 0053 080) In her capacity as trustee of Esterhuizen Trust (IT474/09), 3RD DEFENDANT, CAREL FREDERIK ESTERHUIZEN (Id no. 760622 5041 083), 4TH DEFENDANT and JANA ADRIANA ESTERHUIZEN (Id no. 770719 0021 082), 5TH DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 08:00, the Sheriff Sasolburg, AT 20 RIEMLAND STREET, SASOLBURG**

In execution of a judgement of the High Court of South Africa, Free State Division, Bloemfontein in the above mentioned suit, a sale with reserve price of R2 450 000.00, will be held by the Sheriff Sasolburg, AT 20 RIEMLAND STREET, SASOLBURG on THURSDAY the 29TH JUNE 2023 at 08H00 of the undermentioned property of the Defendants' subject to the conditions of sale which are available for inspection during office hours at the offices of the Sheriff SASOLBURG, 20 RIEMLAND STREET, SASOLBURG: ERF 24995 SASOLBURG EXTENSION 60 TOWNSHIP DISTRICT OF PARYS PROVINCE OF FREE STATE MEASURING 1450 (ONE THOUSAND FOUR HUNDRED AND FIFTY) SQUARE METRES HELD BY DEED OF TRANSFER T5025/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT 50 SATURN STREET, SASOLBURG THE PROPERTY IS ZONED: COMMERCIAL Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A DWELLING COMPRISING OF: 4 X BATHROOMS 4 X OFFICES 870 SQUARE METRES WORKSHOP This 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, Second and Third Defendants for money owing to the Plaintiff. The auction will be conducted by the Sheriff, VCR Daniel, or his Deputy. Advertising costs at current publication rates and sale costs according to the 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) Payment of a registration fee of R10 000.00 (refundable), in cash, one (1) day prior to commencement of the auction in order to obtain a buyer's card (d) Registration Conditions (e) Registration form to be completed before the Auction. Rules of the auction and Conditions of sale may be inspected during office hours at the Sheriff's Sheriff SASOLBURG, 20 RIEMALND STREET, SASOLBURG. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorneys, 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 of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession of the property to date of registration.

Dated at PRETORIA, 2023-05-02.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK 291 SPRITE AVENUE, FEARIE GLEN PRETORIA. Telephone: (012) 365 1887. Attorney Ref: W NOLTE/TAE/DL38085 - E-MAIL: [werner@smbmatorneys.co.za](mailto:werner@smbmatorneys.co.za).

Case No: 2022/1708

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

**In the matter between: FIRSTRAND MORTGAGE COMPANY (RF) PROPRIETARY LIMITED (Judgement Creditor) and MUNSAKA: ZIPPORAH MUNDIA (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-06-20, 11:00, SHERIFF SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R2,239,818.15 will be held at 24 RHODES AVENUE, KENSINGTON B, RANDBURG for the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG at 11:00, on 20 June 2023 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG prior to the sale : CERTAIN: (A) Section Number 13 as shown and more fully described on sectional plan no SS263/2018 in the scheme known as THE RESIDENCE in respect of the land and building or buildings situated at LONE HILL EXTENSION 99 TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 223 (two hundred and twenty three) square metres in extent; and (B) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST31285/2020 and subject to such conditions as set out in the aforesaid deed. Which bears the physical address: Unit 13 The Residence, 37 Lewis Avenue, Lonehill, Sandton 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, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Showers, 3 WC, 2 Out garages, Patio, 2 Balconies THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG . The office of the SHERIFF OF THE HIGH COURT SANDTON NORTH will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG

Dated at SANDTON, 2023-05-23.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Barbara Seimenis/SV/MAT18469.

Case No: 2022/5197

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and DANI: SISONKE (1st Judgment Debtor) and MSADA: LUMKA (2nd Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-06-21, 09:00, SHERIFF SANDTON NORTH - 24 RHODES AVENUE, KENSINGTON B, RANDBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R500,500.00 will be held at 39a Louis Trichardt Avenue, Alberton North for the above named Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT PALMRIDGE - 39a Louis Trichardt Avenue, Alberton North at 09:00, on 21 JUNE 2023 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT PALMRIDGE - 39a Louis Trichardt Avenue, Alberton North prior to the sale : CERTAIN: Erf 444 Watervalspruit Extension 9 Township Registration Division I.R The Province of Gauteng Measuring 312 (Three Hundred and Twelve) square metres Held by deed of transfer T21305/2018 Which bears the physical address: 444 Mahi-Mahi Street, Watervalspruit Extension 9, Sky City, Midvaal, Alberton The

following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, 3 Bedrooms, 1 Bathroom, Kitchen, 2 WC'S, Shower, 1 Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT PALMRIDGE - 39a Louis Trichardt Avenue, Alberton North. The office of the Sheriff of the High Court Palmridge will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT PALMRIDGE - 39a Louis Trichardt Avenue, Alberton North

Dated at SANDTON, 2023-05-23.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Barbara Seimenis/SV/MAT18469.

**Case No: 2022/5197**

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and DANI: SISONKE (1st Judgment Debtor) and MSADA: LUMKA (2nd Judgment Debtor)**

**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.



Case No: 73327/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and BETRUS VAN STADEN N.O (ID No: 760701 5009 08 2), 1ST Execution Debtor/Defendant, NADIA VAN STADEN N.O (ID No: 800318 0041 08 5), 2ND Execution Debtor/Defendant, BETRUS VAN STADEN N.O (ID No: 760701 5009 08 2), 3RD Execution Debtor/Defendant and NADIA VAN STADEN N.O (ID No: 800318 0041 08 5), 4TH Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 11:00, SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 04TH NOVEMBER 2020 in terms of which the following property will be sold in execution on 30TH JUNE 2023 at 11H00 by the SHERIFF TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3 to the highest bidder with reserve of R362 829.92 A Unit consisting of: (a) SECTION NO. 40 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS574/2009 IN THE SCHEME KNOWN AS HILLSIDE MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT TILEBA TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 59 (FIFTY NINE) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST80957/2009 SITUATED AT: UNIT 40 HILLSIDE MANOR, 734 BRITS ROAD, TILEBA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2BEDROOMS, 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 TSHWANE NORTH. The office of the SHERIFF TSHWANE NORTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of 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 TSHWANE NORTH at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3

Dated at SANDTON, 2023-03-15.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT10193.

Case No: 43494/2019

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 THIPE: SEGAGOGI SOLOMON (ID No: 760829 5442 08 4), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 11:00, SHERIFF SPRINGS at 99-8TH STREET, SPRINGS**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 01ST February 2023 in terms of which the following property will be sold in execution on 28TH JUNE 2023 at 11H00 by the SHERIFF SPRINGS at 99-8TH STREET, SPRINGS to the highest bidder with reserve of R158 928.00. ERF 863 SPRINGS TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T2935/2014 Subject to the conditions therein contained SITUATED AT: 127 6TH STREET, SPRINGS, GAUTENG.



**ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)** The following information is furnished but not guaranteed: **MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 3XBEDROOMS, BATHROOM, TOILET, GARAGE** (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SPRINGS. The office of the SHERIFF SPRINGS will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SPRINGS at 99-8TH STREET, SPRINGS.

Dated at SANDTON, 2023-05-04.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT12553.

**Case No: 8184/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration No: 1962/000738/06), Plaintiff and DENISE ROBERTS N.O (ID NO. 740807 0058 08 4), First Defendant and DENISE ROBERTS (ID NO. 740807 0058 08 4), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-26, 12:00, THE PREMISES: 6 TSESSEBE ROAD LOTUS 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 R623 000.00 will be held on MONDAY, 26 JUNE 2023 at 12h00 at THE PREMISES: 6 TSESSEBE ROAD LOTUS RIVER The Conditions of Sale will lie for inspection at the offices of the Sheriff for the High Court, WYNBERG SOUTH. ERF 3682 GRASSY PARK, THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE, IN EXTENT: 529 (FIVE HUNDRED AND TWENTY- NINE) SQUARE METRES; HELD BY DEED OF TRANSFER NO. T16977/2005; SITUATE AT 6 TSESSEBE ROAD, GRASSY PARK THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed: - BRICK DWELLING UNDER ABESTOS ROOF, 3 X BEDROOM, MAIN EN-SUITE, OPEN PLAN LOUNGE/ DINING ROOM, KITCHEN, FAMILY BATHROOM/ TOILET, DOUBLE GARAGE CONVERTED INTO AN ENTERTAINMENT ROOM/ BATHROOM AND SWIMMING POOL GENERAL TERMS: 1. The sale in execution is conducted in terms of the Consumer Protection Act 68 of 2008 2. Registration as a buyer is a pre-requisite subject to: a) FICA legislation requirements: proof of ID and residential address; b) Registration fee payable; c) Registration conditions. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

Dated at CAPE TOWN

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: STA878/0104.

**Case No: D4079/22**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and REGAN BRENDON PIERCE (Identity Number: 720803 5171 08 3), First Defendant and LAVERNE CARMEL PIERCE (Identity Number: 760906 0147 08 0), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-22, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN**

KINDLY TAKE NOTICE THAT in pursuance of the Judgement granted by the above Honourable Court in the above matter on 5 OCTOBER 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the District of Durban North on 22 JUNE 2023 at 12h00 by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN and/or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY DESCRIPTION: PORTION 1 OF ERF 99 DUIKER FONTEIN REGISTRATION DIVISION F.U. PROVINCE OF KWAZULU-NATAL IN EXTENT: 1035 (ONE THOUSAND AND THIRTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T 448/2019 The property situated at 284 EFFINGHAM ROAD, DUKER FONTEIN. IMPROVEMENTS: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, LAUNDRY, BATHROOM, TOILET, EN SUITE. OUTSIDE BUILDING: 1 ROOM AND TOILET. BASEMENT: ROOM, TOILET AND SHOWER. DOUBLE GARAGE, STUDY ROOM AND CONCRETE PRECAST FENCE. The aforementioned property will be sold as per the Conditions of sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the office of the said sheriff of the High Court for the district of DURBAN NORTH, SITUATED AT UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 1. The auction will be conducted by either Mr Allan Murugan, the duly appointed Sheriff for Durban North in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 2. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 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 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject to the following Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) All bidders 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 auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy. C/O COLEMAN MSOMI ATTORNEYS 1Maristine 75 Oakleigh Drive Musgrave, Durban Cell: 083 965 1648.

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: 18519.

**Case No: 3726/2021**

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), Applicant and XOLA WALTER MNENE (ID NO. 771108 5459 08 4), First Respondent and GERTRUDE AYANDA MNENE (FORMERLY RADEBE) (ID NO. 820805 1086 08 1), Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-20, 10:00, PREMISES: UNIT 108 PARK ROYAL 19 PARKLANDS MAIN ROAD TABLEVIEW**

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 R600 000.00 will be held on TUESDAY, 20 JUNE 2023 at 10h00 at the PREMISES: UNIT 108 PARK ROYAL 19 PARKLANDS MAIN ROAD TABLEVIEW. The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, CAPE TOWN NORTH. A UNIT CONSISTING OF: (a) SECTION NO. 108 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS340/2002, IN THE SCHEME KNOWN AS PARK ROYAL IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PARKLANDS, IN THE CITY OF CAPE TOWN 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 ST16772/2007 ("the Property") SITUATED AT UNIT 108 PARK ROYAL, 19 PARKLANDS MAIN ROAD, TABLEVIEW. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED). The following information is furnished re the improvements though in this respect nothing is guaranteed:- THE PROPERTY IS A PLASTERED FLAT UNDER A TILED ROOF, 3 X BEDROOMS, 2 X BATHROOMS, 1 X LOUNGE, 1 X KITCHEN, BALCONY. 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.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200 . Attorney Ref: ABS10/3147.

**Case No: 6368/2022**

**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 Nthabiseng Topsy Tsotetsi - Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R150 000.00 and will be held on 27 June 2023 at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain: Portion 4 of Erf 14 Oakdene Township, Registration Division I.R., Province of Gauteng, being 54 North Street, Oakdene

Measuring: 595 (Five Hundred and Ninety Five) square metres;

Held under Deed of Transfer No. T7810/2014

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Lounge, Dining Room, Living Room, Kitchen, Laundry, 3 Bedrooms, 2 Bathrooms, 1 Separate Toilet, 1 Covered Patio, 1 Open Patio

Outside Buildings: Cottage: Kitchen, 1 Bedroom, 1 Bathroom Cellar Room

Sundries: None

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-04-20.

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: MAT3762/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2022-1110**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and LEIGH EDWARD TEMPLE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-23, 10:00, Sheriff Roodepoort, 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, a Sale subject to a reserve price of R325 000.00, will be held by the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort on the 23rd day of JUNE 2023 at 10h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Roodepoort North at 182 Progress Road, Lindhaven, Roodepoort.

CERTAIN:

A unit consisting of -

Section No. 131 as shown and more fully described on Sectional Plan No. SS12/2015, in the scheme known as SAFFRON GARDENS in respect of the land and building or buildings situated as HONEY PARK EXTENSION 21 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 64 (sixty four) square metres in extent and;

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

Held by DEED OF TRANSFER NUMBER ST3009/2015 AND SUBJECT TO SUCH CONDITION AS SET OUT IN THE AFORESAID DEED

SITUATION: UNIT 131 SAFFRON GARDENS, CNR SETTER AND BOTHMA STREET, HONEY PARK, ROODEPOORT

IMPROVEMENTS: (not guaranteed): 3 BEDROOM, 2 BATHROOM, LOUNGE, KITCHEN, CARPORT

THE PROPERTY IS ZONED: SECTIONAL TITLE

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

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

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

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

3. If the sale is subject to a reserve price, then should the highest bid be less than the reserve price the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale; and confirmation by the court. Should the sale not be confirmed by the court, all amounts paid by the highest bidder will be refunded.

Dated at Johannesburg, 2023-04-20.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N3067 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Arena Holdings

Case No: 2021/48292

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Judgment Creditor and Thomas Towill and First Judgment Debtor and Joline Towill, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 22 AUGUST 2022 in terms of which the below property will be sold in execution by the Sheriff VEREENIGING on 29 JUNE 2023 at 10:00 at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder subject to a reserve price of R682 000.00.

ERF 703 RISIVILLE TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY-ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T5351/2015, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

Main Building: 3 bedrooms, 2 bathrooms, kitchen, lounge, dining room, 2 toilets and 2 carports - WHICH CANNOT BE GUARANTEED.

The property is situated at: 94 VAN EEDEN AVENUE, RISIVILLE, VEREENIGING.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING.

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

1. Directive of the Consumer Protection Act 68 of 2008.

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

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

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

4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff VEREENIGING at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-05-05.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT29855. Attorney Acct: The Citizen.

Case No: 26663/2021

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: NEDBANK LIMITED, Plaintiff and SEDUPE EUGINE RAMOKGOPA - ID NO: 861008 5732 087, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, THE SHERIFF PRETORIA EAST AT CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve price set at R780 000.00 (SEVEN HUNDRED AND EIGHTY THOUSAND RAND) will be held BY THE SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA on 28 JUNE 2023 at



10H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA

BEING:

A Unit consisting of:

(a) UNIT NO. 91 as shown and more fully described on Sectional Title Plan No. SS56/2003 in the scheme known as LANGE BERG in respect of ground and building/buildings situate at ERF 510 EQUESTRIA EXTENSION 31 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 114 (ONE HUNDRED AND FOURTEEN) 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 ST72733/2019

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED AND SUBJECT TO THE CONDITIONS IMPOSED BY EQUESTRIA X 31 HOME OWNERS ASSOCIATION (NPC)

PHYSICAL ADDRESS: UNIT NO 91 LANGE BERG, 101 BOSSENDAL STREET, EQUESTRIA, PRETORIA

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 2 X BEDROOMS, 2.0 BATH ROOMS, 1 X KITCHEN, 1 X LIVING ROOM, 2 X STORE 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 AND ONE THOUSAND RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2023-05-19.

Attorneys for Plaintiff(s): Delberg Attorneys., Delberg Attorneys : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361 5001. Fax: (012) 361 6311. Attorney Ref: VIJAYTA RANA/ sn / NHL0465.

**Case No: 19290/2019**

**Docex: 13 Rivonia**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Richards, Shannon Melanie, Execution Debtor**

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

**2023-06-29, 10:00, 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale in execution will be held by the offices of the Sheriff of the High Court, Johannesburg North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg on Thursday the 29th day of June 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: PORTION 1 OF ERF 485 WESTDENE TOWNSHIP. REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG. MEASURING 740 (SEVEN HUNDRED AND FORTY) SQUARE METRES. HELD BY DEED OF TRANSFER T50728/2008 situate at 10 CHICHESTER ROAD, WESTDENE, JOHANNESBURG, GAUTENG in the Magisterial District of Johannesburg Central. IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF BRICK WALLS AND METAL ROOF. MAIN BUILDING: DINING ROOM, LIVING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS,

STOREROOM. OUTBUILDINGS: STAFF QUARTERS, STAFF BATHROOM, 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 Conditions of Sale may be inspected at the Office of the Sheriff of the High Court, Johannesburg North at 51-61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg. 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, 2023-05-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S48642.

**Case No: 13354/2022**

**Docex: PH46A**

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

**In the matter between: Firstrand Bank Limited - Judgement Creditor and Thokozane Nhlongo -  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 2241 Cnr Rasmeni & Nkopi Street, Protea North**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Soweto West to the highest bidder subject to a reserve price of R305 580.35 and will be held at 2241 Cnr Rasmeni & Nkopi Street, Protea North on 29 June 2023 at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 2241 Cnr Rasmeni & Nkopi Street, Protea North, prior to the sale.

A Unit consisting of:

Section No. 190 as shown and more fully described on Sectional Plan No. SS55/2012 in the scheme known as Jabulani Sectional Title Development in respect of the land and building or buildings situate at Jabulani 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. ST46465/2012

Situated at Unit 190 (Door 190) Jabulani Sectional Title Development, 190 Bolani Street, Jabulani

Situated in the Magisterial District of Soweto West.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Wc

Outside Buildings: None

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-05-08.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449206/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 15465/2022

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

In the matter between: **NEDBANK LIMITED (Applicant) and JABULILE PEARL NHLAPO (Respondent)**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 09:00, No 5 - 2nd Avenue, Corner of Station Road, Armdale (Known as Viking)**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated 10 NOVEMBER 2022 in terms of which the below property will be sold in execution by the SHERIFF SOWETO EAST on 28 JUNE 2023 at 09:00 at NO. 5, 2ND AVENUE, CORNER STATION ROAD, ARMDALE (KNOWN AS VIKING), to the highest bidder with a reserve of R400 000.00.

PROPERTY DESCRIPTION:

ALL THE RIGHT TITLE AND INTEREST IN THE LEASEHOLD IN RESPECT OF ERF 1680 MOFOLO NORTH TOWNSHIP

REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT 201 (TWO HUNDRED AND ONE) SQUARE METRES

HELD BY CERTIFICATE OF REGISTERED GRANT OF LEASEHOLD NO.TL66265/2006

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

to be specially executable for the aforesaid sum, plus costs; which is certain, and is zoned as residential property inclusive of the following: A DWELLING CONSISTING OF 3 BEDROOMS, 1 LIVING ROOM, 1 KITCHEN AND 1 BATHROOM WHICH CANNOT BE GUARANTEED.

The mortgaged property is situated at 1680 MADIKWE STREET, MOFOLO NORTH, SOWETO

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

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF SOWETO EAST at NO. 5, 2ND AVENUE, CORNER STATION ROAD, ARMDALE (KNOWN AS VIKING).

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 by EFT amounting to R10 000.00.
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 SOWETO EAST at NO. 5, 2ND AVENUE, CORNER STATION ROAD, ARMDALE (KNOWN AS VIKING) during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-05-31.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/LS/N03556 E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). . Attorney Acct: Enderstein Malumbete Inc

Case No: 50023/2019

Attorney Acct: 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 Sylvia Kelebogile Ntate, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, 614 James Crescent, Halfway House**

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 Halfway House-Alexandra to the highest bidder without reserve and will be held on 27 JUNE 2023 at 11H00 at 614 James Crescent, Halfway House of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

A Unit Consisting Of:

Section No. 47 as shown and more fully described on Sectional Plan No. SS996/2008 in the scheme known as St George in respect of the land and building or buildings situate at Erf 800 Erand Gardens Extension 103 Township, Local Authority: City Of Johannesburg, of which section the floor area, according to the said sectional plan, is 70 (Seventy) square metres in extent;

and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST80787/2015

situated at Unit 47 St George, 850 Lever Road, Erand Gardens Ext 103.

Situated in the Magisterial District of Halfway House-Alexandra.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom, Covered Patio.

Outside Buildings: Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-04-28.

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: MAT1465\BJLC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2021/30096**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Jabulani Kelvin Mcina, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 10:00, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 NOVEMBER 2021 in terms of which the below property will be sold in execution by the Acting Sheriff VANDERBIJLPARK on the 30TH JUNE 2023 at 10:00 at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK to the highest bidder subject to a court reserve price of R500 000.00.

ERF 8165 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 237 (TWO HUNDRED AND THIRTY-SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T40583/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Mortgaged Property")

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

2 bedrooms, kitchen, lounge, bathroom/toilet, shower and a garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 8165 CHARLESTON STREET, EVATON WEST, EVATON and falling within the Magisterial District of EMFULENI.

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

deposit and upon the balance of the purchase price being secured in terms of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R10 000.00 in cash or eft as required by Sheriff.
4. Registration conditions.
5. The auctioneer will be Mr P Ora.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-05-08.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT30581. Attorney Acct: The Citizen.

**Case No: 29641/2022**

**Docex: PH46A**

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

**In the matter between: Firststrand Mortgage Company (RF) PTY Ltd, Judgement Creditor and Mhlonishwa Walter Masina, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R550 000.00 and will be held at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview on 27 June 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain: Erf 137 Regents Park Estate Township, Registration Division I.R., Province of Gauteng, being 26 James Street, Regents Park Estate.

Measuring: 495 (Four Hundred and Ninety Five) Square Metres;

Held under Deed of Transfer No. T6295/2020

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Entrance Hall, Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, Shower, 2 WC's.

Outside Buildings: 1 Servants Quarters, 1 Storeroom, 1 Bathroom/WC.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-05-03.

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: MAT449644\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg



Case No: 2985/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA HIGH COURT)**In the matter between: BODY CORPORATE OF MORGENHOF, Plaintiff and PELMAH DIMAKATSO MPUTLE, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 11:00, SHERIFF TSHWANE NORTH AT, 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXT 3**

The Property, more fully described:

"Unit No 67 as shown and more fully described on the Sectional Plan No. SS 320/2014, in the scheme known as MORGENHOF in respect of the land and building or buildings situated at HESTEAPARK EXT 19, 582, 0 of which section the floor area, according to the said Section Plan, is 73 (SEVENTY 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 ST74379/2014."

Also known as Also known as Unit 67, Body Corporate of Morgenhof Body Corporate (Homeowner's Association), Waterbok Street, Hestepark Extension 19, Akasia, 0182

MEASURING 73 (SEVENTY THREE) Square metres

HELD BY SS 320/2014

ZONED: RESIDENTIAL

Main building comprising of: 2 x Bedrooms, 1 x Lounge, 1 x Kitchen, 2 x Bathrooms.

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

Dated at BENONI, 2023-05-17.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M3118.

Case No: 2021/58976

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)**In the matter between: Nedbank Limited, Judgement Creditor and MOODLIAR: NASAN, Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-03-30, 11:00, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 9 June 2022, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on THURSDAY, 29 JUNE 2023 at 11:00 at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R1 085 000.00. ERF 3039 RANDPARKRIF EXTENSION 41 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 1 202 (ONE THOUSAND TWO HUNDRED AND TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17388/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Mortgaged Property") which is certain, and is zoned as a residential property inclusive of the following: 4 bedrooms, 4 bathrooms, 1 tv/living room, 1 dining room, 1 lounge, 1 kitchen and a swimming pool - WHICH CANNOT BE GUARANTEED. The property is situated at: 81 SEDEAR STREET, RANDPARKRIF EXTENSION 41 in the magisterial district of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by 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 RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-03-30.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT30404. Attorney Acct: Citizen.

**Case No: 2021/45456**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and GREGORY MOKOETLA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 10:00, Sheriff Randfontein, 19 Pollock Street, Randfontein, Gauteng Province**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 29TH of November 2022 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of RANDFONTEIN on WEDNESDAY the 28th day of JUNE 2023 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN, GAUTENG PROVINCE with a reserve price of R368 117.53.

CERTAIN: ERF 2794 TOEKOMSRUS EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q.,

THE PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T11226/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 2794 VAN DER MERWE STREET, PREVIOUSLY KNOWN AS GORDON STREET, TOEKOMSRUS EXTENSION 2 RANDFONTEIN and consist of 2 Bedroom house under tiled roof with 1 Bathroom, 1 Dining Room, 1 Kitchen and brick fencing (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the 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 RANDFONTEIN situated at 19 POLLOCK STREET, RANDFONTEIN, 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 R5 000 (cash) which is refundable.

Dated at Johannesburg, 2023-05-09.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/89935.

**Case No: 18472/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(PRETORIA HIGH COURT)

**In the matter between: BODY CORPORATE OF THE LIBERTY, Plaintiff and PHILA INNOCENT MNGCONGO, Defendant**

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

**2023-06-29, 10:00, SHERIFF JOHANNESBURG NORTH, 51/61 ROSETTENVILLE RD,VILLAGE MAIN INDUSTRIAL PARK UNIT B1,JOHANNESBURG**

The Property, more fully described:

"Unit No. 44 as shown and more fully described on Sectional Plan No. SS2010/2007 in the scheme known as SS THE LIBERTY, in respect of the land and building or buildings situated at JOHANNESBURG, 4575,0 of which section the floor area, according to the said Section Plan is 46 (FOURTY SIX) square meters in extent, and an undivided share in the common property in the scheme appointed to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST4048/2019.

Also known as: Unit 44 (Door 308B), the Liberty Body Corporate, Cnr of Biccard & Wolmarans Street, Braamfontein, Johannesburg

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Measuring: 46 (FOURTY SIX) square meters

Improvements: 1 x BATHROOM 1x BEDROOM 1x KITCHEN 1x LOUNGE

Out Buildings: 1 X GARAGE

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

Main building: comprising of: THE SUBJECT PROPERTY IS A UNIT

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

Dated at BENONI, 2023-05-17.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M3162

**Case No: 64549/2020**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Irvin Radimamo Mametse, 1st Judgement Debtor and Mami Virginia Mametse, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Randburg West to the highest bidder subject to a reserve price of R480 000.00 and will be held on 27 June 2023 at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, prior to the sale.

Certain: Portion 23 of Erf 1644 Bloubostrand Extension 21 Township, Registration Division I.Q., Province of Gauteng, being 1644/23 Agnes Avenue (Kya Sands Estate).

Measuring: 242 (Two Hundred And Forty Two) Square Metres;

Held under Deed of Transfer No. T28530/2016

Situated in the Magisterial District of Randburg West.

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

Main Building: Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, Covered Patio.

Outside Buildings: None.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-04-28.

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: MAT2496\BJ/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 25143/2022

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

In the matter between: **NEDBANK LIMITED (Plaintiff) and THULANI MOSES MATHEBULA (Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 91 Generaal Hertzog Street, Three Rivers, Vereeniging**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 SEPTEMBER 2022 in terms of which the below property will be sold in execution by the SHERIFF VEREENIGING on 29 JUNE 2023 at 10:00 at 91 GENERAAL HERTZOG STREET, THREE RIVERS VEREENIGING to the highest bidder with a reserve price of R225 000.00.

PROPERTY DESCRIPTION: PORTION 265 OF ERF 2281 SAVANNA CITY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG, MEASURING 155 (ONE HUNDRED AND FIFTY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T61713/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

("the mortgaged property") 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 WITH 2 BEDROOMS, 1 BATHROOM, 1 KITCHEN AND 1 LOUNGE WHICH CANNOT BE GUARANTEED

The property is situated at: 265/2281 GIBBA CRESCENT, SAVANNA CITY EXT 1 in the magisterial district of VEREENIGING.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF VEREENIGING at 91 GENERAAL HERTZOG STREET, THREE RIVERS VEREENIGING.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee by EFT amounting to R50 000.00.
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the SHERIFF VEREENIGING at 91 GENERAAL HERTZOG STREET, THREE RIVERS VEREENIGING during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-05-17.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/LS/N03555/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

Case No: 45438/2021

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

In the matter between: **ABSA Bank Limited, Judgement Creditor and Luleka Mankayi, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

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 Randburg South West to the highest bidder subject to without reserve price and will be held at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts

Avenue, Craighall on 29 June 2023 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall prior to the sale.

Certain:

(a) Section No. 8 as shown and more fully described on Sectional Plan No. SS173/1996 in the scheme known as La Digue in respect of the land and building or buildings situate at Randparkrif Extension 69 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 67 (Sixty Seven) 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 under Deed of Transfer No. ST11120/2008

69 situated in the Sectional scheme known as Door 8 La Digue, 67 Dale Lace Avenue, Randparkrif Extension

Situated in the Magisterial District of Randburg South West.

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

Main Building: Lounge, Kitchen 2 Bedrooms and 2 Bathrooms

Outside Buildings: Single Carport

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, 2023-04-18.

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: MAT446742/AP/MS. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 2019/1716

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

In the application of: **FirstRand Bank Limited, Plaintiff and RABELANI SIMON MAKUNGO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Extension 3**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of September 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 TSHWANE NORTH on FRIDAY the 30th day of JUNE 2023 at 11:00 at 3 VOS & BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, PROVINCE OF GAUTENG with a reserve price of R253 216.57.

CERTAIN: PORTION 5 OF ERF 7283 SOSHANGUVE EAST EXTENSION 4

TOWNSHIP, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 165 SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T102710/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED,

ZONING: Special Residential (not guaranteed)

The property is situated at 66886 SELOKONG STREET, SOSHANGUVE EAST EXTENSION 4, PRETORIA, GAUTENG PROVINCE and consist of Lounge, Kitchen, 2 Bedrooms, 1 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 Tshwane North situated at 3 Vos & Brodrick Avenue, The Orchards Extension 3, Province of Gauteng or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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



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

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

c) Prospective buyers 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, 2023-05-04.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, C/O Danie van Ryneveld Attorneys, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. 011 482 5653. Attorney Ref: L GALLEY/ms/65598.

**Case No: 16061/2021**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MAKHUDU MATTHEWS MAMABOLO, IDENTITY NUMBER: 760619 5341 083, 1<sup>st</sup> Defendant and LEOGANG CHARMAINE LEEUW, IDENTITY NUMBER: 790221 0392 080, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R744 329.00 will be held by the SHERIFF TSHWANE NORTH AT THE SHERIFF'S OFFICE: A3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA on the 30th day of June 2023 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE CENTRAL 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 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXTENSION 3, PRETORIA

BEING: ERF 4524 DOORNPOORT EXTENSION 40 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF NORTH WEST. MEASURING 500 (FIVE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T19310/2010. SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 227 RIVEA STREET, DOORNPOORT EXTENSION 40, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI).

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

3X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X LOUNGE, 1X DINING ROOM AND DOUBLE GARAGES.

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, 2023-04-12.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3392.

**Case No: 45400/2019****Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Zodwa Eugene Madonsela, 1st Judgment Debtor and Mduduzo Ian Madonsela, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Randburg West to the highest bidder subject to a reserve price of R4 765 137.80 and will be held at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand on 27 June 2023 at 11h00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, prior to the sale.

Certain: Erf 672 Maroeladal Extension 10 Township, Registration Division I.Q., Province of Gauteng, being 672 Saranton Private Estate, Cedar Avenue West Street, Maroeladal Ext 10

Measuring: 1421 (One Thousand Four Hundred and Twenty One) Square Metres;

Held under Deed of Transfer No. T2955/2016

Situated in the Magisterial District of Randburg West.

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

Main Building: Entrance Hall, Lounge, 2 Family Rooms, Dining Room, Study, Kitchen, Pantry, Scullery, 5 Bedrooms, 4 Bathrooms, 5 Showers, 5 WC's.

Outside Buildings: 4 Out Garages, 1 Servants Rooms, 1 Laundry, 1 Bathroom / WC, Wine Cellar, 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 Hammond Pole Majola Inc, Boksburg, 2023-05-04.

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: MAT437039/AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022/0009****Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Tshepo Bethwell Mahapa, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 2023-06-30**

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

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

Dated at JOHANNESBURG, 2022-11-08.

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

**Case No: 2022/0009**

**Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Tshepo Bethwell Mahapa, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-30, 10:00, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 06 SEPTEMBER 2022 in terms of which the below property will be sold in execution by the Acting Sheriff VANDERBIJLPARK on the 30TH JUNE 2023 at 10:00 at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK to the highest bidder subject to a court reserve price of R1 400 000.00.

1. A unit consisting of: (a) Section No 53 as shown and more fully described on Sectional Plan No.SS152/2003, in scheme known as THREE OAKS in respect of the land and building or buildings situated at PORTION 31 OF THE FARM ZANDFONTEIN 585, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, LOCAL AUTHORITY, EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 161 (ONE HUNDRED AND SIXTY ONE) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan HELD BY DEED OF TRANSFER NUMBER ST71469/2020, SUBJECT TO THE CONDITIONS THEREIN CONTAINED IN THE AFORESAID DEED

2. A unit consisting of: (a) Section No.27 as shown and more fully described on Sectional Plan No. SS272/1992, in the scheme known as THREE OAKS in respect of the land and building or buildings situated at PORTION 31 OF THE FARM ZANDFONTEIN 585, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, LOCAL AUTHORITY, EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 33 (THIRTY-THREE), SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorse on the said sectional plan, HELD BY DEED OF TRANSFER NUMBER ST71469/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST88253/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE CONDITIONS THEREIN CONTAINED

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

3 bedrooms, kitchen, lounge, dining room, 2 bathrooms, Lapa and 2 garages - WHICH CANNOT BE GUARANTEED.

The property is situated at: UNIT 53 & 27 (DOOR NO.52) THREE OAKS, 232 STOCCHI AVENUE, VAALVIEW, VANDERBIJLPARK.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a

form acceptable to Judgment Creditors' conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer.

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R10 000.00 in cash or eft as required by Sheriff.
4. Registration conditions.
5. The auctioneer will be Mr P Ora.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-05-08.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT31891. Attorney Acct: The Citizen.

**Case No: 2021/27971**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FNB MORTGAGE LOANS (RF) LIMITED, Plaintiff and MATSIKI ROSSINAH  
LEMAKO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 11:00, Sheriff Springs, 99 - 8th Street, Springs, Gauteng Province**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20TH of February 2023 and in execution of the Writ of Execution of immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SPRINGS on WEDNESDAY the 28th day of JUNE 2023 at 11:00 at 99 - 8TH STREET, SPRINGS, GAUTENG PROVINCE with a reserve price of R680 000.00.

ERF 1320 GEDULD EXTENSION TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T4271/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 89 PRETORIUS STREET, GEDULD, SPRINGS and consist of FIRST HALF OF THE HOUSE/PROPERTY CONSIST OF FIVE (5) ROOMS AND 1 BATHROOM SECOND HALF OF THE HOUSE/PROPERTY CONSIST OF A FLAT WITH KITCHEN, LOUNGE, BEDROOM AND BATHROOM SEPARATE FROM THE HOUSE: TWO (2) ROOMS AND TWO (2) BATHROOMS (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 SPRINGS situated at 99 - 8TH STREET, SPRINGS, 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 R2000 (cash) which is refundable.

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

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, 2023-05-09.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L GALLEY/ms/78193.

**Case No: 12503/2021**

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

**In the matter between: INVESTEC BANK LIMITED, Plaintiff and TSHEPO REGINALD LEKATE (ID NO: 720919 5428 081) AND MABAILE DIKOTI RUGH LEKATE (ID: 771007 0399 081), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 11:00, AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R2 000 000.00 will be held by the SHERIFF HALFWAY HOUSE- ALEXANDRA AT THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE on the 27th day of JUNE 2023 at 11:00 of the under mentioned immovable property of Tshepo Reginald Lekate and Mabaile Dikoti Ruth Lekate, which immovable property falls within the Magisterial district of Pretoria 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 THE SHERIFF'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE

BEING: ERF 1268 KYALAMI ESTATE EXTENSION 13 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG

MEASURING 715 (SEVEN HUNDRED AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T123423/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RULES AND REGULATIONS IMPOSED BY THE HOMEOWNER'S ASSOCIATION.

PHYSICAL ADDRESS: PHYSICAL ADDRESS: UNIT 49, KYALAMI RIDGE, WHISKEN AVENUE, KYALAMI ESTATE, GAUTENG PROVINCE

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

IMPROVEMENTS:

MAIN BUILDING:

1 X LOUNGE

1 X DINING ROOM

1 X KITCHEN

3 X BEDROOMS

2 X BATHROOMS

2 X SHOWERS

1 X SEPARATE TOILET

OUT BUILDING:

2 X GARAGE

OTHER:

BALCONAY AT MAIN BEDROOM

DOUBLESTORY - FREESTANDING

(The foregoing inventory is borne out by a improvement report signed by Mr. N Pelser from Sheriff of the High Court Halfway House / Alexandra in respect of the property dated 22 July 2022. Access was gained to the property when the improvement report was conducted and the inventory compiled.)



**ZONING: RESIDENTIAL.**

In terms of Regulation 26 of the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an Order granted against the Judgment Debtors for money owing to the Execution Creditor, potential bidders must register in the bidder's record with the sheriff, prior to the sale, which registration must meet the requirements of the regulations in terms of the Financial Intelligence Centre Act, 38 of 2001.

**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.

The Purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by an electronic funds transfer on the day of the sale.

The Purchaser will be required to effect payment of a registration fee in the amount of R50 000.00

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his/her attorney, and shall be furnished to the Sheriff within 21 days after the date of sale.

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

Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% per month from date of occupation to date of transfer. The occupational rent to be paid to the duly appointed conveyancer of the Execution Creditor.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Dated at PRETORIA, 2023-04-03.

Attorneys for Plaintiff(s): DELBERG ATTORNEYS, BUILDING 2, SUMMIT PLACE OFFICE PARK, GARSFONTEIN ROAD, MENLYN. Telephone: 0123615001. Attorney Ref: L KILIAN/VTEC0223/MAT55536/SH.

**Case No: 2022-009105**

**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 Moegamat Arashaat Lenders - 1st Judgement Debtor and Shaakirah Lenders - 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 09:00, No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking)**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Lenasia to the highest bidder subject to a reserve price of R450 000.00 and will be held on 28 June 2023 at No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking) at 09:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at No 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking), prior to the sale.

Certain: Erf 2999 Eldorado Park Extension 3 Township, Registration Division I.Q, Province of Gauteng, being 17 Oliehouth Street, Eldorado Park Extension 3.

Measuring: 286 (Two Hundred and Eighty Six) square metres;

Held under Deed of Transfer No. T18362/2013

Situated in the Magisterial District of Lenasia.

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

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Separate Toilet

Outside Buildings: Carport, Cottage: Lounge, Kitchen, 1 Bedroom, 1 Bathroom

Sundries: None

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

Dated at HP Ndlovu Inc Attorneys, Boksburg, 2023-04-21.

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: MAT4214/BJ/EC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 55923/2021**

**Docex: PH46A**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Absa Bank Limited - Judgement Creditor and Mark Anthony Kubie - 1st Judgement Debtor and Alvia Venesia Kubie - 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 09:00, No 5 2nd Avenue, Cnr Station Road, Armadale (Known as Viking)**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Lenasia to the highest bidder subject to a reserve price of R650 000.00 and will be held at no 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking) on 28 June 2023 at 09:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at no 5 2nd Avenue, Cnr Station Road, Armadale (known as Viking), prior to the sale.

Certain: Erf 2429 Eldoradopark Extension 3 Township, Registration Division I.Q., Province of Gauteng, being 106 Boekenhout Crescent, Eldoradopark Ext 3

Measuring: 517 (Five Hundred and Seventeen) square metres;

Held under Deed of Transfer No. T10503/1994

Situated in the Magisterial District of Lenasia.

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, Living Room, Kitchen 3 Bedrooms, 2 Bathrooms, 1 Seperate Toilet

Outside Buildings: Storeroom

Sundries: None

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

Execution Creditor to fully comply with Consumer Protection Act No 68 of 2008 & Rule 46 uniform Court rules.

Bidders to comply with the Consumer Protection Act No 68 of 2008 & Rule 46 uniform Court rules, FICA auction registration requirements available at Sheriff's office notice board.

All Bidders should timeously request the registration requirements from the Sheriff, under no circumstances will registration requirements be condoned. Registration fee R50 000.00.

Dated at Hammond Pole Attorneys, Boksburg, 2023-05-02.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, Menlo Law Chambers, No.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT447222/AF/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

**Case No: 39380/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and THEMBINKOSI ARHTUR KHUMALO, IDENTITY NUMBER: 6803015594089, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R838 255,37 will be held by the SHERIFF HALFWAY HOUSE-ALEXANDRA AT 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG on the 27th day of June 2023 at 11:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of JOHANNESBURG NORTH 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 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG.

BEING:

A UNIT CONSISTING OF -

(A) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS123/2004, IN THE SCHEME KNOWN AS JODENE VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT BUCCLEUCH TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 88 (EIGHTY 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 ST159843/2005

PHYSICAL ADDRESS: 19 JODENE VILLAS, 39 MULLER NORTH STREET, BUCCLEUCH, BRAMLEY, GAUTENG.

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

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 2X BATHROOM, 2X SHOWERS, 2X TOILETS, 1X KITCHEN, 1X LOUNGE AND A DOUBLE GARAGE.

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, 2023-03-08.

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 / AHL3226.

**Case No: 3259/2022**

**Docex: PH444**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Sakhumzi Klassen, 1st Judgement Debtor and Busisiwe Rena Klassen, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, 614 James Crescent, Halfway House**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Halfway House - Alexandra to the highest bidder subject to a reserve price of R434 000.00 and will be held at 614 James Crescent, Halfway House on 27 June 2023 at 11H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

A Unit Consisting Of:

Section No. 227 as shown and more fully described on Sectional Plan No. SS804/2007 in the scheme known as Bel Aire in respect of the land and building or buildings situate at Vorna Valley Extension 83 Township,

Local Authority: City of Johannesburg Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 70 (Seventy) square metres in extent;

and 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. ST20468/2008

situated at Unit 227 Bel Aire, 67 Pretorius Street, Vorna Valley Ext 70.

Situated in the Magisterial District of Halfway House - Alexandra.

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, 2 Bedrooms, Kitchen, 1 Bathroom, 1 Shower, 1 Toilet.

Outside Buildings: 1 Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-04-18.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak and Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446769/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 53877/2017**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Tariq Jilani, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Johannesburg South to the highest bidder subject to a reserve price of R450 000.00 and will be held at Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview on 27 June 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, prior to the sale.

Certain :

Erf 535 Liefde-en-Vrede Extension 1 Township, Registration Division I.R., Province of Gauteng, being 13 (also known as 535) Grasvoel Crescent, Liefde-en-Vrede Extension 1.

Measuring: 809 (Eight Hundred and Nine) Square Metres.

Held under Deed of Transfer No. T57300/2005

Situated in the Magisterial District of Johannesburg South.

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

Main Building: Lounge, Pantry, Study, Dining Room, Kitchen, 3 Bedrooms, 3 Bathrooms, 3 Showers, 3 Toilets, Laundry.

Outside Buildings: Servants and 2 Carports.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-05-04.

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: MAT15959\AF/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg

Case No: 49442/2019

IN THE HIGH COURT OF SOUTH AFRICA  
(PRETORIA HIGH COURT)**In the matter between: BODY CORPORATE OF COLLEGE HOUSE, Plaintiff and PETRUS JOHANNES FOURIE, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, SHERIFF JOHANNESBURG NORTH, 51/61 ROSETTENVILLE RD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG**

The Property, more fully described:

"Unit No. 106 as shown and more fully described on the Sectional Plan No. SS 17/2007, in the scheme known as SS COLLEGE HOUSE in respect of the land and building or buildings situated at JOHANNESBURG, 4687, 0 of which section the floor area, according to the said Section Plan, is 27 (TWENTY SEVEN) 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 ST2046/2007."

Also known as: UNIT 106 COLLEGE HOUSE, 25 DE KORTE STREET, BRAAMFONTEIN, 2001 be declared executable which is the 1ST Respondent's domicilium citandi et executandi.

MEASURING: 27 (twenty seven) square meters

HELD BY ST2046/2007

ZONED: RESIDENTIAL

Main building comprising of: Title Unit.

Improvements: Living Room, kitchen, bathroom, and bedroom garage.

The nature, extent, condition, and existence of the improvements are according to the square meter, following information furnished but not guaranteed.

Dated at BENONI, 2023-04-12.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: M2749.

Case No: 2020/25013

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 Coetzee, Gregory Benjamin, First Judgment Debtor and Coetzee, Felicity Thelma, Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-30, 09:30, 182 Leeuwpoot Street, Boksburg**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg, on Friday the 30th day of June 2023 at 09h30 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: PROPERTY DESCRIPTION: PORTION 421 OF ERF 857 REIGER PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 304 (THREE HUNDRED AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T10345/1995 and situate at 313A DAISY STREET, REIGER PARK EXTENSION 1, BOKSBURG, GAUTENG in the Magisterial District of Ekurhuleni North IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: CONSTRUCTED OF BRICK WALLS AND CORRUGATED IRON ROOF; MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM. OUTBUILDINGS: 2 GARAGES. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: The Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Boksburg at 182 Leeuwpoot Street, Boksburg. 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, 2023-05-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: S45720.

**Case No: 22513/2019**

**Docex: Docex 63 Cape Town**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Firststrand Bank Ltd, Plaintiff and Murray Glen Peterson, Defendant**

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

**2023-06-27, 11:00, St George's Law Chambers, 131 St George's Street, Simon's Town at 131 St George's Street, Simon's Town**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit a sale of the following property will be held at St George's Law Chambers, 131 St George's Street, Simon's Town on Tuesday 27 June 2023 at 11h00, subject to a minimum reserve price of R 1 523 846.13 (one million five hundred and twenty three thousand eight hundred and forty six rand thirteen cents) as stipulated by the aforementioned Honourable Court in terms of Uniform Rule of Court 46A(8)(e), on the Conditions which will lie for inspection at the offices of the aforesaid sheriff for a period of 15 (fifteen) days prior to the sale:

ERF 15293 FISH HOEK, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

SITUATE AT 4 Mauritius Street, Capri, Sunnysdale, Fish Hoek

In Extent: 1 129 (one thousand one hundred and twenty nine) square metres

Held by Deed of Transfer No. T25869/2011

The property is improved as follows, though in this respect nothing is guaranteed: 4 Bedrooms, 2 Bathrooms, Open Plan Kitchen & Lounge, Dining Room, Living Room, Wendy House

1. This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the

plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction and can be inspected at the office of the sheriff of the court at the abovementioned

address, and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 15 000.00 in cash (refundable)
- d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) 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 financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) 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 in the conditions of sale.

Dated at Cape Town, 2023-05-02.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0367.

**Case No: 19174/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and LESEGO PATRICK LLOTA, ID: 710602 6051 08 4, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 10:00, 43 PIET RETIEF, ZEERUST**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 7 May 2021 and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, ZEERUST, on the 30 June 2023 at 10:00 at the Sheriff's office, 43 PIET RETIEF, ZEERUST, subject to a reserve price of R320,000.00: CERTAIN: PORTION 1 OF ERF 303 ZEERUST TOWNSHIP; REGISTRATION DIVISION J.P; THE PROVINCE OF NORTH WEST; In extent 815 (EIGHT HUNDRED AND FIFTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER T10898/2012 the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2 X BEDROOMS 1 X BATHROOM 1 X DININGROOM. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of ZEERUST at 43 PIET RETIEF, ZEERUST. The Sheriff ZEERUST, 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. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff ZEERUST during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-04-13.

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/S12781.

**Case No: 4368/21**

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

**In the matter between: BODY CORPORATE OF MARGATE SANDS (SS NO: 153/1986), Plaintiff and SUSAN EDITH SOUZA (D.O.B. 610623), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-19, 10:00, THE SHERIFF'S OFFICE, NO.17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

The sale in execution is conducted in accordance to the consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the defendant for money owing to the plaintiff. The auction will be conducted by the Sheriff. MAB MAHLANGU, or her deputy. PROPERTY: 1. A Unit consisting of a 1/52nd share in Section No 60 as shown and more fully described in Sectional Plan No SS 153/1986 in the scheme known as MARGATE SANDS in respect of the land and building situate at MARGATE in the RAY NKONYENI MUNICIPALITY area, of which section the floor area, according to the said sectional plan is 116 (One Hundred and Sixteen) square metres in extend and 2. An undivided share in the common property in the scheme apportioned to the said in accordance with the participation quota as endorsed on the Section Plan. TITLE DEED NO: ST55038/2002. S60-TIMESHARE WEEK: MF01 Zoning: The property is zoned for residential purposes. (the accuracy hereof is not guaranteed) Improvements: The main building consists of a single storey with plastered walls, a roof and tiled floors. Lounge and dining room combined 2 bedrooms, kitchen, 1 bedroom with en-suite shower and toilet. The unit has a balcony on the top floor and a carport. Property is fenced. The common property consists of a swimming pool and paved braai area. (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") THE CONDITIONS OF SALE- The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder. 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 - No 17A Mgazi Avenue, Umtentweni, Port Shepstone 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 R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his Attorney, and shall be furnished to the Sheriff within 10 days after the date of sale. Transfer shall be affected by the Attorneys for the Plaintiff KINGSLEY DU PLESSIS INC and the purchaser shall pay all transfer costs, including costs of any cancellation of any existing bonds, transfer duty costs and also current and arrear rates, taxed and/or levies, value added tax, attorney/client legal costs and other necessary charges to effect transfer, upon request by the said Plaintiff's Attorneys. The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price. The full conditions of sale may be inspected at the offices of the Sheriff of the Magistrate's Court, 17A Mgazi Avenue, Umtentweni Port Shepstone.

Dated at MARGATE, 2023-05-02.

Attorneys for Plaintiff(s): KINGSLEY DU PLESSIS INC, 3158 BOYES LANE, MARGATE. Telephone: 0393173196. Attorney Ref: KDUP/CB/31M010254.

**Case No: 1396/2021**

**Docex: 110 Pretoria**

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

**In the matter between: LISE VAN WIJK Identity number: 560428 0020 08 6 (Plaintiff) and KWALATRON (PTY) LTD, Registration number: 2017/422124/07 (Defendant)**

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

**2023-06-28, 10:00, At the offices of Sheriff Pretoria East, Christ Church, 820 Pretorius Street, Pretoria (entrance also at 813 Stanza Bopape Street, Arcadia, Pretoria)**

ERF 1092 WATERKLOOF TOWNSHIP, REGISTRATION DIVISION J.R. GAUTENG PROVINCE

MEASURING 2552 SQUARE METRES

HELD BY DEED OF TRANSFER T44538/2019

PHYSICAL ADDRESS: 374 OLIVIER STREET, WATERKLOOF, PRETORIA

REGISTERED ADDRESS: 323 LYNNWOOD ROAD, MENLO PARK, PRETORIA

ZONING - RESIDENTIAL

IMPROVEMENTS: 5 BEDROOMS, 2 BATHROOMS (ONE ON SUITE), GUEST TOILET, DINING ROOM, LOUNGE, TV ROOM, 5 STUDIES, KITCHEN, PORCH, PANTRY, 2 STAFF QUARTERS WITH ONE BATHROOM AND TOILET, 4 GARAGES, 2 BEDROOM FLAT, SWIMMING POOL

**TERMS:**

Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale. Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

Dated at PRETORIA, 2023-04-26.

Attorneys for Plaintiff(s): VDT ATTORNEYS INC., Castle Gate Offices, 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Telephone: 0124521432. Attorney Ref: PETRUS V/D WALT/MAT58770.

**Case No: 46616/2021**

**Docex: 110 Pretoria**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and OLUROPO SAMUEL OJO, Born on 16 May 1981 (Defendant)**

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

**2023-06-29, 10:00, At the offices of Acting Sheriff Pretoria Central, Office 0003 Protea Towers, 241 Paul Kruger Street, Pretoria**

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

(a) Section No. 5 as shown and more fully described on Sectional Plan No. SS35/1981 ("the sectional plan") in the scheme known as

ESPERANTO in respect of the land and building or buildings situate at ERF 2842 PRETORIA TOWNSHIP, CITY OF TSHWANE

METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 32 (thirty-two) 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

quotas endorsed on the said sectional plan ("the common property");

HELD BY DEED OF TRANSFER ST102306/2008

DOMICILIUM ADDRESS: 53 ORANJE HOF, 433 SISULU STREET, SUNNYSIDE, PRETORIA

PHYSICAL ADDRESS OF PROPERTY: UNIT 5 DOOR NUMBER 12 ESPERANTO, 193 SKINNER STREET, PRETORIA

SUBSTITUTED SERVICE: SMS to 0767341446 / E-MAIL to ojo\_oluropo@yahoo.com

ZONING - RESIDENTIAL - SECTIONAL TITLE

IMPROVEMENTS: 1 X DINING ROOM AND BEDROOM (OPEN PLAN), 1 KITCHEN AND 1 BATHROOM AND TOILET (COMBINED)

TERMS:

Cash, immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, of 10% of the purchase price, the balance and interest of the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 21 days from the date of sale. Auctioneer's charges are payable and calculated at 6% on the proceeds of the sale up to the first R100,000.00, 3,5 percent on R100,001.00 to R400,000.00 and 1,5 percent on the balance of the proceeds subject to a maximum commission of R40,000.00 and minimum of R3,000.00.

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, Act 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): VDT Attorneys Inc., Castle Gate Offices, 478 Koedoesnek Avenue, Waterkloof Ridge, Pretoria. Telephone: 0124521300. Attorney Ref: Petrus v/d Walt/MAT35447.

**Case No: 4211/2018P**

**Docex: 2 pietermaritzburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu-Natal Division, Pietermaritzburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and Colin George Mark Hollenburg, 1<sup>st</sup> Defendant and Barbara Hollenburg, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10h00, Sheriff's Office, 17A Mgazi Avenue Umtentweni, Port Shepstone**

In pursuance of a judgment granted in the above action the immovable property listed hereunder will be sold in execution on the 26th JUNE 2023 at 10H00 at the Sheriff's Office, 17A Mgazi Avenue Umtentweni, Port Shepstone.

Description of Property: ERF 108 Port Shepstone, Registration Division E.T. Province of KwaZulu-Natal, measuring 1 393 (One Thousand Three Hundred and Ninety Three) square metres, held by deed of Transfer T185/2005 under Indemnity Bonds No. 186/2005 and 17373/2006

Street Address: 22 Athlone Drive, Port Shepstone, KwaZulu-Natal

Improvements: it is a single storey brick house with plastered walls under asbestos sheeting roof and timber windows and tiled flooring consisting of: lounge; dining; kitchen; 3 bedrooms; 2 bathrooms; 2 separate toilets; out buildings: double garage; cottage; lounge; dining room; 2 bedrooms; 1 bathroom/shower/ toilet; kitchen; covered patio; boundary concrete fence; swimming pool

CONTINUES ON PAGE 130 OF BOOK 2

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Junie

2023

No. 48771

PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

Zoning: Residential area

Nothing In The Above Is Guaranteed

Material Conditions Of Sale

The Purchaser shall pay ten per cent (10%) of the purchase price in cash or bank guaranteed cheques at the time of sale and the balance shall be paid or secured by a Bank guarantee approved by the Execution Creditor's Attorneys, to be furnished to the Sheriff of the High Court, at 17A Mgazi Avenue Umtentweni, KwaZulu-Natal, within ten (10) days of the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court at 17A Mgazi Avenue Umtentweni, KwaZulu-Natal 15 days prior to the date of sale. The purchaser may take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month on the purchase price.

Take Further Notice That:

1. The sale is a sale in execution pursuant to a judgment obtained in the above court;
2. The rules of this auction and full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the High Court, 17A Mgazi Avenue Umtentweni, KwaZulu-Natal.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 Payment of registration deposit of R15 000.00 in cash;
  - 3.4 Registration conditions.

The office of the Sheriff for the High Court Port Shepstone MAB Mahlangu or her deputy will conduct the sale.

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

Dated at Pietermaritzburg, 2023-03-24.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Telephone: (033)3928000. Fax. Attorney Ref: ABSA/GUNKO.

**Case No: 61746/2013**

**Docex: 29 Parktown North**

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

**In the matter between: FIRSTSTRAND BANK LIMITED - Execution Creditor and KHANYE ANDRIAS MAVUKAKUSENI - First Execution Debtor and KHANYE MABOSEHELE PRISCILLA - Second Execution Debtor and KHANYE FAMILY TRUST - Third Execution Debtor and KHANYE, ANDRIAS MAVUKAKUSENI N.O. - Fourth Execution Debtor and KHANYE MABOSEHELE PRISCILLA N.O. - Fifth Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-06-19, 10h00, Sheriff Germiston South, 4 Angus Street, Germiston**

Property description Erf 64 Elspark Township, Registration Division I.R. Province of Gauteng, City of Ekurhuleni Metropolitan Municipality Measuring 1051 (one thousand and fifty one) square metres, Held by Deed of Transfer T26279/2006

Physical address 24 Kingfisher Avenue, Elspark, Germiston

Zoned : residential

Property/interior/exterior main dwelling : 1x lounge, 1x family room, 1x dining room, 1x study, 1x kitchen, 3x bedrooms, 2x bathrooms, 1x shower and 2x WC. Outbuildings: 2x garages, 3x carports and 1x patio. other: brick external wall and tiled roof

(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, 4 Angus Street, Germiston.

Kindly take notice further 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; (c) Payment of registration deposit of R20 000,00 by any prospective purchaser prior to the commencement of the auction (d) Registration Conditions; (e) The auctioneer shall be a duly authorised auctioneer of the Sheriff of the High Court, Germiston South

Dated at Johannesburg, 2023-05-16

Attorneys for Plaintiff(s): A D Hertzberg Attorneys., No 2 Ferngrove, 47 Morsim Road, Hyde Park, Johannesburg. Telephone: 0873781313. Attorney Ref: Ms N. Radlovic/F2736.

Case No: 5866/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and BAREND JOHANNES ROUX, 1<sup>st</sup> Defendant and ERIKA LANGE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-21, 09:00, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 09 FEBRUARY 2021 in terms of which the following property will be sold in execution on 21 JUNE 2023 at 09h00 at Sheriff Palm Ridge, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH to the highest bidder with a reserve price of

R791 374.00:

A certain:

a. ERF 360 FLORENTIA TOWNSHIP, REGISTRATION DIVISION I.R PROVINCE OF GAUTENG  
IN EXTENT 769 (SEVEN HUNDRED AND SIXTY-NINE)  
SQUARE METRES

HELD BY DEED OF TRANSFER T51849/2014

SUBJECT TO THE CONDITIONS CONTAINED THEREIN

AS HELD: by the Respondents under DEED OF TRANSFER NUMBER T51849/2014

SITUATED AT: 86 BERG ROAD, FLORENTIA, ALBERTON, GAUTENG

The property is zoned residential.

Improvements: The following information is furnished but not guaranteed:

A brick built residence consisting of the 1x Lounge, 1x Dining Room x1 Bathroom x 3 Bedrooms x1 Shower x1 Kitchen,

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

The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North. The Sheriff Palm Ridge will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-

- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- b) FICA - legislation i.r.o. proof of identity and address particulars;
- c) Payment of a registration Fee of R25 000 00 in cash or 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 Palm Ridge, during normal office hours Monday to Friday.

Dated at Pretoria on this the 29th day of May 2023

BOKWA LAW INCORPORATED, Plaintiff's Attorneys Tel: 012 424 2900. Fax: 012 346 5265. Email: [xolani.n@bokwalaw.co.za](mailto:xolani.n@bokwalaw.co.za).

Dated at PRETORIA, 2023-05-29.

Attorneys for Plaintiff(s): BOKWA INC, 210 JUSTICE MOHAMED STREET, BROOKLYN, PRETORIA. Telephone: 012-424-2900. Fax: 012-346-5265. Attorney Ref: 012-346-5265.

Case No: 3329/2018

## IN THE MAGISTRATE'S COURT FOR

(The Sub District of Ekurhuleni Central held at Germiston)

**In the matter between: RICHGROVE BODY CORPORATE, Plaintiff and MTIMKULU LESIAMO MICHAEL  
(Identity Number: 7202215432084), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-21, 11H30, Sheriff Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 21st day of June 2023 by the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale at 11h30 to the highest bidder:

A unit consisting of -

CERTAIN: UNIT/ SECTION No. 49 (Door No. 49) as shown and more fully described on Sectional Plan SS. 36/1997 in the scheme known as RICHGROVE in respect of the land and building or buildings situate at RICHGROVE, VAN TONDER STREET, EDENVALE, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 38 (Thirty Eight) SQUARE METRES in extent; and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST48295/2005

MEASURING: 38 (THIRTY EIGHT) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST.48295/2005;

ZONED: RESIDENTIAL

SITUATE AT: Unit no. 49 (Door no. 49) Richgrove, Van Tonder Street, Edenvale

DESCRIPTION: 2 bedrooms that are able to have a double bed, 1 bathroom, 1 lounge, has an undercover carport, biometric access control with electric fencing and CCTV cameras, common areas have solar lights. The complex is newly renovated with a children's play area.

## TERMS :

1. 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.

2. The purchase price shall be paid as follows:

10% (ten percent) deposit of the purchase price in cash on the day of sale, immediate internet bank transfer into the sheriff's trust account or bank guaranteed cheque immediately on the property being knocked down to the purchaser and the balance of the purchase price together with interest thereupon at the rate of 10.5% per annum from date of signature hereof, subject to variation in terms of the rates charged by the Bondholder from time to time, reckoned from the date of sale, shall be paid in full or secured by means of a suitable bank guarantee issued by a financial institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

## CONDITIONS :

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

a) 6% (SIX PERCENT) on the first R 100 000 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PERCENT) on R 100 000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 40 000.00 (FOUR HUNDRED THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSAND RAND) plus VAT - if applicable.

b) The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrate's Court, Johannesburg West at 22 Voortrekker Street, Corner 2nd Street, Edenvale.

Dated at Johannesburg, 2023-06-07.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue, Glenhazel. Telephone: 087 238 1856. Fax: 086 550 1918. Attorney Ref: RGV0049A.

Case No: 21108/2021

## IN DIE HOË HOF VAN SUID AFRIKA

(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eerste Eiser) en ABSA GUARANTEE COMPANY (RF) (PTY)  
LIMITED (Tweede Eiser) en ILZA HECTOR (Verweerder)**

EKSEKUSIEVEILING

**2023-06-20, 11:00, by die baljukantoor te Eenheid B5, Coleman Besigheidspark, Colemanstraat, Elsiesrivier**

IN DIE HOOGEREGSHOF VAN SUID-AFRIKA (WES-KAAPSE AFDELING, KAAPSTAD). Saaknr 21108/2021. In die saak tussen: Absa Bank Beperk (Eerste Eiser) en Absa Home Loans Guarantee Company (RF) (Pty) Limited (Tweede Eiser) en Ilza Hector (Verweerder). Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 12 Mei 2022, sal die ondervermelde onroerende eiendom op DINSDAG, 20 JUNIE 2023 om 11:00 by die baljukantoor te Eenheid B5, Coleman Besigheidspark, Colemanstraat, Elsiesrivier in eksekusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R700 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 793 Matroosfontein, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë Emmsstraat 130, Clarkes Landgoed, Matroosfeintein; groot 417 vierkante meter; gehou kragtens Transportakte nr T76427/2016. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, 3 slaapkamers, badkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eisers se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Goodwood.(verw. F Van Greunen; tel. 021 592 0140)

Gedateer te TYGERVALLEI hierdie 21ste dag van APRIL 2023.

FOURIE BASSON & VELDTMAN, Eisers se Prokureurs, Tijgerpark 5, Uit Willie van Schoor Rylaan, TYGERVALLEI. (VERW. J C FOURIE/LS/A5302; tel 021 929 2600)

Dated at Gedateer te:, 2023-06-01.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/LS/A5302.

**Case No: 17758/2015**

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eiser) en RUBEN DANIEL EKSTEEN (Eerste Verweerder) en  
MIRIANA EKSTEEN (Tweede Verweerder)**

**EKSEKUSIEVEILING**

**2023-06-23, 12:00, by die balju se veilingskomers te Robertson Skougronde, Kerkstraat, Robertson**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 18 November 2015, sal die ondervermelde onroerende eiendom op VRYDAG, 23 JUNIE 2023 om 12:00 by die balju veilingskamers te Robertson Skougronde, Kerkstraat, Robertson, in eksekusie verkoop word aan die hoogste bieder sonder reserwe, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 4650 Robertson, in die Breederivier / Wynland Munisipaliteit, Afdeling Robertson, Wes-Kaap Provinsie geleë Paddystraat 20, Panorama, Robertson; groot 992 vierkante meter; gehou kragtens Transportakte nr T42672/1994. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, waskamer, 3 slaapkamers, 2 badkamers en aparte toilet: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Robertson.(verw. J W Oldewage; tel. 023 626 1393)

Gedateer te TYGERVALLEI hierdie 21ste dag van APRIL 2023.

FOURIE BASSON & VELDTMAN, Eisers se Prokureurs, Tijgerpark 5, Uit Willie van Schoor Rylaan, TYGERVALLEI. (VERW. J C FOURIE/LS/A4449; tel 021 929 2600)

Gedateer te: TYGERVALLEI, 2023-06-01.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw: JF/LS/A4449.

**Case No: 2021/22461**

**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff, Plaintiff and Mvelo Precious Metals (Pty) Ltd, Defendant**



## NOTICE OF SALE IN EXECUTION

**2023-06-27, 09:00, Unit B6, Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 02 FEBRUARY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON SOUTH on 27 JUNE 2023 at 9:00 at UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, to the highest bidder with a reserve price of R2 800 000.00:

CERTAIN: SECTION NO. 14 as shown and more fully described on Sectional Plan no. SS686/2017 in the scheme known as 25 ON FRENCH in respect of the land and building or buildings situate at MORNINGSIDE EXTENSION 69 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 284 (two hundred and eighty four) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, and an exclusive use area described as GARDEN G14 measuring 50 (fifty) square metres being as such part of the common property, comprising the land and the scheme known as 25 ON FRENCH in respect of the land and building or buildings situate at MORNINGSIDE EXTENSION 69 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. SS686/2017, Held by Notarial Deed of Cession No. SK6572/2018; and an exclusive use area described as YARD Y14 measuring 18 (eighteen) square metres being as such part of the common property, comprising the land and the scheme known as 25 ON FRENCH in respect of the land and building or buildings situate at MORNINGSIDE EXTENSION 69 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY as shown and more fully described on Sectional Plan No. SS686/2017, Held by Notarial Deed of Cession No. SK6572/2018;

HELD: Under Deed of Transfer ST79605/2018;

SITUATE AT: UNIT 14, 25 ON FRENCH, 25 FRENCH LANE, MORNINGSIDE EXT. 69, SANDTON;

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 14, 25 ON FRENCH, 25 FRENCH LANE, MORNINGSIDE EXT. 69, SANDTON consists of: Lounge, Dining room, Kitchen, Scullery, 4 x Bedrooms, 3 x Bathrooms, Separate Toilet, Balcony/Patio and Double Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SANDTON SOUTH, UNIT B6, LANZERAC OFFICE PARK, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND. The SHERIFF SANDTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON SOUTH, UNIT B6, LANZERAC OFFICE PARK, OLD PRETORIA MAIN ROAD, HALFWAY HOUSE MIDRAND, during normal office hours Monday to Friday, Tel: 087 330 0969, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/SJ/MAT37609).

Dated at JOHANNESBURG, 2023-05-04.

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/MAT37609.

**Case No: 2021/20156**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, 1st Defendant and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff, Plaintiff and Baphiwe Mangcotywa, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10:00, 21 Hubert Street, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 16 NOVEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG CENTRAL on 26 JUNE 2023 at 10:00 at 21 HUBERT STREET, JOHANNESBURG, to the highest bidder with a reserve price of R278 000.00.

CERTAIN: SECTION NO. 509 as shown and more fully described on Sectional Plan no. SS11/2011 in the scheme known as MAIN STREET LIFE in respect of the land and building or buildings situate at CITY AN SUBURBAN TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 33 (thirty three) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST25756/2018;

SITUATE AT: UNIT 509, MAIN STREET LIFE, 265 MAIN STREET, CITY AND SUBURBAN, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 509, MAIN STREET LIFE, 265 MAIN STREET, CITY AND SUBURBAN, JOHANNESBURG consists of: Lounge, Kitchen, 1 x Bedroom, 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG. The SHERIFF JOHANNESBURG CENTRAL will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee.
- 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 JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 0114922660, 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/MAT37754).

Dated at JOHANNESBURG, 2023-05-08.

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/MAT37754.

**Case No: 2021/402**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa bank Limited, Plaintiff and Tiny Agnes Sibiloane, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, 19 Pollock Street, Randfontein**

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): 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/MAT37818.

**Case No: 2021/402**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Tiny Agnes Sibiloane, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, 19 Pollock Street, Randfontein**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 14 JULY 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 RANDFONTEIN on 28 JUNE 2023 at 10:00 at 19 POLLOCK STREET, RANDFONTEIN, to the highest bidder with a reserve price of R750 000.00.

CERTAIN: REMAINING EXTENT OF ERF 2163 GREENHILLS EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG;

MEASURING: 817 (EIGHT HUNDRED AND SEVENTEEN) SQUARE METRES;

HELD: Under Deed of Transfer T8029/2011;

SITUATE AT: 1 PERCHERON STREET, GREENHILLS EXT. 5, RANDFONTEIN

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 1 PERCHERON STREET, GREENHILLS EXT 5, RANDFONTEIN consists of: Lounge, Dining Room, Kitchen, 3 x Bedrooms, 3 x Bathrooms, Study Room, Storeroom, Lapa, 2 x Garages and 2 x Outbuilding (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 RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN. The SHERIFF RANDFONTEIN 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 RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN, during normal office hours Monday to Friday, Tel: 0105349351, 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/MAT37818).

Dated at JOHANNESBURG, 2023-05-10.

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/MAT37818.

**Case No: 2019/30510**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, Plaintiff and Trevor Siboniso Mbatha, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 24 OCTOBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 27 JUNE 2023 at 10:00 at SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW., to the highest bidder with a reserve price of R510 000.00.

CERTAIN: ERF 108 LIEFDE-EN-VREDE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 867 (EIGHT HUNDRED AND SIXTY SEVEN) SQUARE METRES;

HELD: Under Deed of Transfer T36727/2004;

SITUATE AT: 86 GRASVOEL CRESCENT, LIEFDE-EN-VREDE EXT 1, JOHANNESBURG SOUTH

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 86 GRASVOEL CRESCENT, LIEFDE-EN-VREDE EXT 1, JOHANNESBURG SOUTH consists of: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO.2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A Thomas and/or P. ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO.2, VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: (011) 683-8261/2, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT33682).

Dated at JOHANNESBURG, 2023-05-08.

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/MAT33682.

**Case No: 60/2022**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and PRISHANIA NAIDOO N.O. (ID NO 850820 0096 083) ACTING IN HER CAPACITY AS NOMINEE OF FNB FIDUCIARY (PTY) LTD AS EXECUTRIX OF THE ESTATE OF THE LATE WILLEM JOHANNES VAN DEN BERG (ID NO.450706 5011 082) (1ST DEF.), PRISHANIA NAIDOO N.O. (ID NO. 850820 0096 083) ACTING IN HER CAPACITY AS NOMINEE OF FNB FIDUCIARY (PTY) LTD AS EXECUTRIX IN THE ESTATE OF THE LATE JOHANNA FRANCINA VAN DEN BERG ( ID 5003240011089) (2ND DEF) & MASTER OF THE HIGH COURT, PRETORIA (3<sup>RD</sup> DEF.)**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, SHERIFF CULLINAN, NO. 1 FIRST STREET, CULLINAN**

This sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008 (as amended) pursuant to a Judgment obtained in the High Court Under case number 60/2022 dated the 20TH OCTOBER, 2022 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R1,100,000.00 on the 29TH JUNE, 2023 at 10 H 00 at the Sheriff CULLINAN, NO 1 FIRST STREET, CULLINAN .

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

PROPERTY: PLOT 64 LEWZENE ESTATES AGRICULTURAL HOLDINGS, REGISTRATION DIVISION J R PROVINCE OF GAUTENG

MEASURING: 2,7536 (TWO COMMA SEVEN FIVE THREE SIX ) HECTARES

HELD BY DEED OF TRANSFER NO. T 70053/1991

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

IMPROVEMENTS (Not guaranteed):

A residential dwelling consisting of:

ENTRANCE HALL, LOUNGE, FAMILYROOM, DININGROOM, STUDY, KITCHEN, PANTRY, 5 BEDROOMS, 3 BATHROOMS, 2 SHOWERS, 3 TOILETS, GARAGE, 2 CARPORTS, SERVANT'S QUARTERS, LAUNDRY, 2 STOREROOMS, BATHROOM/TOILET, WORKSHOP

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, CULLINAN , NO. 1 FIRST STREET, CULLINAN during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R20 000,00 (refundable) in cash and/or bank guaranteed cheque and/or eft

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 2023-05-12.



Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP11736 - e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 1059/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and LINDSAY REZANO ROBERT LE ROUX, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-29, 11:00, SHERIFF, PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERIA, PRETORIA**

KINDLY TAKE NOTICE that pursuant to a Judgment delivered by the High Court of South Africa, Gauteng Division, Pretoria on 17TH JANUARY, 2023 and Writ of Attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R690,997.57 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA, PRETORIA on 29TH JUNE, 2023 at 11h00.

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA NORTH EAST at the above mentioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: REMAINING EXTENT OF ERF 44 EAST LYNNE TOWNSHIP, REGISTRATION DIVISION J R PROVINCE OF GAUTENG

MEASURING: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 50773/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

KNOWN AS 125 JAN FISKAAL STREET, EAST LYNNE

IMPROVEMENTS:

A residential dwelling consisting of:

ENTRANCE HALL, LOUNGE, FAMILY ROOM, DININGROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 4 BATHROOMS, SHOWER, 4 TOILETS, 2 GARAGES, CARPORT, LAUNDRY, STOREROOM, BATHROOM/TOILET

Improvements: (Not Guaranteed)

The property is zoned : Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Pretoria North East, 102 Parker Street, Riviera, Pretoria

2. order to obtain buyers card

3. Registration a buyer is a pre-requisite subject to condition, inter alia

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

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence not less than 3 months old for FICA compliance

5. The full conditions of sale may be inspected at the offices of the Sheriff of the High court ,Pretoria North East, 102 Parker Street, Riviera, Pretoria

Dated at PRETORIA, 2023-06-02.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP10036 e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

Case No: 53140/2019

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 WILLIAM NKULULEKO TWALA (IDENTITY NUMBER: 900221 5384 089), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale subject to a reserve price of R2 000 000.00, will be held by the SHERIFF OF THE HIGH COURT RANDBURG WEST at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on TUESDAY the 27TH day of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF RANDBURG WEST during office hours.

CERTAIN: ERF 2020 WITKOPPEN EXTENSION 136 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 368 (THREE HUNDRED AND SIXTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NO T49349/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF MANYALETHI HOME OWNER'S ASSOCIATION NPC

ALSO KNOWN AS: 26 MANYALETI ESTATE, POPLAR AVENUE, CRAIGAVON/WITKOPPEN EXTENSION 136.

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

House consisting of FAMILY ROOM, OPEN PLAN DINING ROOM, KITCHEN, 2 BATHROOMS, 3 BEDROOMS, DOUBLE GARAGE, SEPARATE TOILET, GARDEN, CONCRETE WALL, SWIMMING POOL, DRESSING ROOM, TILED ROOF, BRICK WALLS, WOODEN WINDOW.

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 SHERIFF RANDBURG WEST at UNIT C1 MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, 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 RANDBURG WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;
  - (d) Advertising costs at current publication rates and sale cost according to Court rules, apply;
  - (e) Registration conditions.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/CN/MAT57854.

Case No: 39345/2021

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 SLINGSBY WONGA MDA (IDENTITY NUMBER: 700921 5080 080), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-06-27, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 27TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF HALFWAY HOUSE during office hours.

## CERTAIN:

## 1. A UNIT CONSISTING OF -

(a) SECTION NO 10 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS225/1994 IN THE SCHEME KNOWN AS LEMEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT KEW TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 93 (NINETY THREE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST5558/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

2. AN EXCLUSIVE USE AREA DESCRIBED AS P48 MEASURING 19 (NINETEEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SS LEMEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT KEW TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS225/1994 HELD BY NOTARIAL DEED OF CESSION NUMBER SK454/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION SK454/2019

3. AN EXCLUSIVE USE AREA DESCRIBED AS G8 MEASURING 55 (FIFTY FIVE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS SS LEMEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT KEW TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO ss225/1994 held by notarial deed of cession number sk454/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION SK454/2019

## 4. A UNIT CONSISTING OF -

(a) SECTION NO 53 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS225/1994 IN TE SCHEME KNOWN AS LEMEY IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT KEW TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 13 (THIRTEEN) 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 TRANSER NUMBER ST5558/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ALSO KNOWN AS: UNIT 10 LEMEY, 55 BERKSWELL ROAD, KEW and UNIT 53 LEMEY, 55 BERKSWELL ROAD, KEW.

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

SINGLE STOREY (ATTACHED) CONSISTING OF: LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 BATH, 2 TOILETS

WALLS: BRICK.

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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, 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 HALFWAY HOUSE.

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) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

Dated at PRETORIA, 2023-05-08.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT69866.

**Case No: 3764/2020**

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 IVAN NOLAN (IDENTITY NUMBER: 870827 5057 081), FIRST DEFENDANT & CERISE NOLAN (IDENTITY NUMBER: 910730 0163 080), SECOND DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 10:00, 19 POLLOCK STREET, RANDFONTEIN**

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 280 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RANDFONTEIN at 19 POLLOCK STREET, RANDFONTEIN on WEDNESDAY the 28TH of JUNE 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 ACTING SHERIFF RANDFONTEIN during office hours.

CERTAIN: ERF 356 HELIKON PARK TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 1289 (ONE THOUSAND TWO HUNDRED AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T41295/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 31 AREND AVENUE, HELIKON PARK, RANDFONTEIN.

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

3 BEDROOMS, 2 BATHROOMS, 2 TV/LIVING ROOMS, 2 DINING ROOMS, LOUNGE, STUDY, KITCHEN, PANTRY, LAUNDRY, 3 OUTBUILDINGS, 2 GARAGES, 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 ACTING SHERIFF RANDFONTEIN, 19 POLLOCK STREET, RANDFONTEIN, 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 ACTING SHERIFF RANDFONTEIN.

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, 2023-04-24.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/MVDB/MAT61350.

Case No: 58946/2021

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 METSE JOHANNES BOLOKO (IDENTITY NUMBER: 741231 5411 082), FIRST DEFENDANT & NOKUFA AGNES BOLOKO (IDENTITY NUMBER: 760128 0631), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 09:00, NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as Viking)**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R482 000.00, will be held by the SHERIFF OF THE HIGH COURT LENASIA at NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as Viking) on WEDNESDAY the 28TH day of JUNE 2023 at 09:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF LENASIA during office hours.

CERTAIN: ERF 4160 LEHAE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q. GAUTENG PROVINCE

IN EXTENT: 462 (FOUR HUNDRED AND SIXTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER T31210/2018

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: STAND 4160, 72 CHEETAH STREET, LEHAE EXTENSION 1.

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

SINGLE STOREY, FREESTANDING, TIMBER WALLS, TILE ROOF, TILE FLOORS, LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 TOILET, BRICK FENCED BOUNDARY.

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 LENASIA, NO 5 2ND STREET (cnr STATION ROAD), ARMADALE, 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 LENASIA.

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.

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT71580.



Case No: 46712/2021

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and SABELO GOODWILL KUBEKA (IDENTITY NUMBER: 760320 5983 087), FIRST DEFENDANT  
& NHLANHLA DONNA MAHLANGU (IDENTITY NUMBER: 830718 0805 088), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-06-28, 11:00, 99 8TH STREET, SPRINGS**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R501 000.00, will be held by the SHERIFF OF THE HIGH COURT MAGISTERIAL DISTRICT EKURHULENI EAST, SPRINGS at 99 8TH STREET, SPRINGS on WEDNESDAY the 28TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF SPRINGS during office hours.

CERTAIN: ERF 4280 KWA-THEMA TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 447 (FOUR HUNDRED AND FORTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T15682/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 3 MLAMBO STREET, NEW PAYNEVILLE (WHITE CITY), KWA-THEMA, SPRINGS.

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

LOUNGE, DINING ROOM, 1 BATHROOM, MASTER BEDROOM, 3 BEDROOMS, KITCHEN, STORE ROOM, SINGLE GARAGE

INNER FLOOR FINISHING: TILES

ROOF: GALVANISED IRON ROOF

SINGLE STOREY

MANUAL DRIVEWAY GATE.

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 SPRINGS, 99 8TH STREET, SPRINGS, 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 SPRINGS.

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, 2023-05-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/OM/MAT71144.

Case No: 2908/2018

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and JABULANI EMMANUEL SHUMBA (IDENTITY NUMBER: 801129 5919 087), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, PLOT 31 ZEEKOEWEATER, cnr GORDON ROAD AND FRANCOIS STREET, WITBANK**

In execution of a judgment of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), abovementioned suit, a sale with a reserve price of R500 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 28TH of JUNE 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 WITBANK during office hours.

CERTAIN: ERF 3900 KLARINET EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA

MEASURING 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T7521/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: STAND 3900 KLARINET EXTENSION 6.

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

RESIDENTIAL HOME CONSISTING OF: 3 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE, FENCING: BRICK WALLS.

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) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-05-09

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT50991.

**Case No: 2441/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and BONGANI CALEB MAREDI (IDENTITY NUMBER: 931229 5712 087), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 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 (Local Seat), abovementioned suit, a sale with a reserve price of R301 860.43, 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 28TH of JUNE 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 WITBANK during office hours.

CERTAIN: ERF 5374 KLARINET EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.S. PROVINCE OF MPUMALANGA

MEASURING 334 (THREE HUNDRED AND THIRTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T12556/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: STAND 5374, KLARINET EXTENSION 8.

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

RESIDENTIAL HOME CONSISTING OF: 2 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE  
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 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) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT56830.

**Case No: 64949/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and NOLUTHANDO LEONTINE SAKAWULI (IDENTITY NUMBER: 601121 0620 085),  
DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA**

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 R2 152 000.00, will be held by the SHERIFF OF THE HIGH COURT, PRETORIA EAST, at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA on WEDNESDAY the 28TH of JUNE 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 PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA during office hours.

CERTAIN: ERF 477 BRONBERG EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION J.R.  
PROVINCE OF GAUTENG

MEASURING 492 (FOUR HUNDRED AND NINETY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER T88962/2014

SUBJECT TO THE CONDITIONS CONTAINED IN THE AFORESAID DEED OF TRANSFER AND FURTHER SUBJECT TO THE CONDITIONS IMPOSED BY CROWTHRONE HOME OWNERS' ASSOCIATION (REGISTRATION NUMBER 2005/040426/08)

ALSO KNOWN AS: 68 LEANDER STREET, BRONBERG.

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

MAIN DWELLING: ENTRANCE HALL, FAMILY ROOM, COMPUTER NOOK, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 3 TOILETS, 2 GARAGES, 1 SERVANTS ROOM, 1 BATHROOM/TOILET

DOUBLE STOREY

WALLS: BRICK/PLASTER

ROOF: TILES

FLOORS: TILES/CARPET/LAMINATED WOOD.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PRETORIA EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R100 000.00 (One Hundred Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at PRETORIA, 2023-05-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT66050.

**Case No: 15889/2022**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and ANTHONY EDWARD KOZAK (IDENTITY NUMBER: 690808 5236 089), FIRST DEFENDANT & JERI LYNN  
BARRINGTON (IDENTITY NUMBER: 880621 1273 083), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

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 015 000.00, will be held by the SHERIFF OF THE HIGH COURT PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA, PRETORIA on THURSDAY the 29TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PRETORIA NORTH EAST during office hours.

CERTAIN: PORTION 14 (A PORTION OF PORTION 2) OF ERF 127 EAST LYNNE TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 1134 (ONE THOUSAND ONE HUNDRED AND THIRTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T3008/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 12 DREYER STREET, EAST LYNN, PRETORIA.

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

LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, 2 BATHROOMS, 2 TOILETS, POOL, 2 CARPORTS, SINK ROOF, BRICK WALL, BRICK FENCE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, 24 (twenty four) hours prior to the auction.

Take further notice that:

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

2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PRETORIA NORTH EAST.

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

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

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

(c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) (refundable) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT62227.

**Case No: 39980/2019**

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 GEORGE OSWALD BUCHNER (IDENTITY NUMBER: 341124 5016 080), FIRST DEFENDANT & LEATITIA HENDRIECKA BUCHNER (IDENTITY NUMBER: 680210 0146 086), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, JOHANNESBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R3 610 234.89, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, JOHANNESBURG on THURSDAY the 29TH of JUNE 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 JOHANNESBURG NORTH during office hours.

CERTAIN: ERF 460 NORTHCLIFF EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 3 230 (THREE THOUSAND TWO HUNDRED AND THIRTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T16513/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 213 MIMOSA ROAD, NORTHCLIFF EXTENSION 2.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, FAMILY ROOM, STUDY, 6 BEDROOMS, 4 BATHROOMS, TOILET, DRESS ROOM

OUTBUILDING: 3 GARAGES, 3 CARPORTS, 3 BEDROOMS, 1 BATHROOM, SWIMMING POOL

COTTAGE: 2 BEDROOMS, 2 BATHROOMS, 2 LIVING ROOMS, KITCHEN

WALLS: BRICK

ROOF: SLATE/TILE

PAVING: BRICK.

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 NORTH, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, MAIN VILLAGE, JOHANNESBURG, 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 NORTH.

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



- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
- (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
- (e) Registration conditions;
- (f) Advertising costs at current publication rates and sale costs according to Court rules apply.
- Dated at PRETORIA, 2023-05-10.
- Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT60772.

Case No: 8230/2020

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 FAYE SAKHILE MATHEBULA (IDENTITY NUMBER: 911105 6140 086), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 2241 cnr RASMENI AND NKOPI STREET, PROTEA NORTH**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R470 000.00, will be held by the SHERIFF OF THE HIGH COURT SOWETO WEST at 2241 cnr RASMENI AND NKOPI STREETS, PROTEA NORTH on THURSDAY the 29TH of JUNE 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 SOWETO WEST during office hours.

CERTAIN: ERF 26745 PROTEA GLEN EXTENSION 31 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

IN EXTENT 300 (THREE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NO T35457/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: STAND 26745/5 UMTAMVUNA STREET, PROTEA GLEN EXTENSION 31.

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

LOUNGE, 1 BATHROOM, PASSAGE, 3 BEDROOMS, KITCHEN

ROOF: TILES

FENCING: BRICK WALL

BUILDING: SINGLE STOREY.

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 SOWETO WEST, 2241 cnr RASMENI AND NKOPI STREETS, PROTEA NORTH 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 SOWETO WEST.

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

- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
- (b) FICA-legislation in respect of proof of identity and address particulars;
- (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) in cash;
- (d) Registration conditions.
- Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CN/MAT61724.

Case No: 45069/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and DESMOND GEORGE MAKAPANE MOTHLE (IDENTITY NUMBER: 690807 5290 080), FIRST DEFENDANT & SETOKI INNOCENTIA MOTHLE (IDENTITY NUMBER: 840917 0610 088), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, NO 1 FIRST STREET, CULLINAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R1 208 000.00, will be held by the SHERIFF OF THE HIGH COURT CULLINAN at NO 1 FIRST STREET, CULLINAN on THURSDAY the 29TH of JUNE 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 CULLINAN during office hours.

CERTAIN: PORTION 469 (A PORTION OF PORTION 288) OF THE FARM KAMEELDRIFT 298, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 1,4103 (ONE COMMA FOUR ONE ZERO THREE) HECTARES

HELD BY DEED OF TRANSFER NUMBER T1866/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: PORTION 469 (PORTION OF PORTION 288) OF THE FARM KAMEELDRIFT 298.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROM, KITCHEN, PANTRY, LAUNDRY, 4 BEDROOMS, 2 BATHROOMS

OUTBUILDING: 2 GARAGES, 1 TOILET, 1 STORE

WALLS: BRICK/PLASTER

ROOF: THATCH.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF OF THE HIGH COURT CULLINAN, NO 1 FIRST STREET, CULLINAN 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 CULLINAN.

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) refundable;

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

(e) Registration conditions.

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT68136.

Case No: 1106/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and DYLAN OLWEN BROWN (IDENTITY NUMBER: 870521 5330 081), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-29, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

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 R363 000.00, will be held by the SHERIFF OF THE HIGH COURT VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on THURSDAY the 29TH of JUNE 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 VEREENIGING during office hours.

CERTAIN: PORTION 6 OF ERF 6657 ENNERDALE EXTENSION 2 TOWNSHIP, REGISTRTRION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T16783/2017

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 6 HEATHER STREET, ENNERDALE EXTENSION 6, LENASIA.

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

A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, TOILET, BATHROOM, GARAGE AND ONE ROOM AT THE BACK OF THE HOUSE.

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 VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING 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 VEREENIGING.
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, 2022-11-18.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT69746.

Case No: 34951/2022

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF and TUMELO ENOS TSHABALALA (IDENTITY NUMBER: 890625 5966 087), FIRST DEFENDANT & PRISCILLA MAGAUTA TSHABALALA (IDENTITY NUMBER: 860618 0119 089), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R615 500.00 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY

the 30TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 3074 SOSHANGUVE EAST EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION  
J.R. PROVINCE OF GAUTENG

MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T101629/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 3074 BALATA STREET, SOSHANGUVE EAST EXTENSION 3.

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

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS

WALLS: BRICK/PAINT

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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.

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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS. Telephone: 012 361 5640. Fax: 0862396955.  
Attorney Ref: R ISMAIL/CM/MAT75521.

**Case No: 34951/2022**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06), PLAINTIFF  
and TUMELO ENOS TSHABALALA (IDENTITY NUMBER: 890625 5966 087), FIRST DEFENDANT &  
PRISCILLA MAGAUTA TSHABALALA (IDENTITY NUMBER: 860618 0119 089), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R615 500.00 will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 30TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 3074 SOSHANGUVE EAST EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION  
J.R. PROVINCE OF GAUTENG

MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T101629/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 3074 BALATA STREET, SOSHANGUVE EAST EXTENSION 3.

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

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS

WALLS: BRICK/PAINT

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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.

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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT75521.

**Case No: 2100/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and GAVIN WAYNE LOSPER (IDENTITY NUMBER: 750522 5192 088), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 12:00, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA**

In execution of a judgment of the High Court of South Africa, Eastern Cape Local Division, Gqeberha, abovementioned suit, a sale without a reserve price, will be held by the SHERIFF OF THE HIGH COURT PORT ELIZABETH NORTH at DANELLYN BUILDING, 12 THEALE STREET, NORTH END, GQEBERHA on FRIDAY the 30TH of JUNE 2023 at 12:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PORT ELIZABETH NORTH during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NUMBER 193 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS331/1994, IN THE SCHEME KNOWN AS IMPALA IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT KORSTEN, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN, IS 46 (FORTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST12497/2011 AND SUBJECCT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST12497/2011

ALSO KNOWN AS: UNIT 193, DOOR 419 SS IMPALA, SUTTON ROAD, SIDWELL, KORSTEN.

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

ATTACHED, BLOCK WALLS, LOUNGE, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 TOILET.

The property is zoned residential.



The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by 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 PORT ELIZABETH NORTH, DANELLYN BUILDING, 12 THEALE STREET, NORTH END, PORT ELIZABETH, 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 PORT ELIZABETH NORTH.

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) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT58056.

**Case No: 84914/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and MAPULE PATRONEL SHAI (IDENTITY NUMBER: 851226 0766 080), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 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 R495 000.00, will be held by the SHERIFF OF THE HIGH COURT BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN on FRIDAY the 30TH of JUNE 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 10 OF ERF 1385 LEACHVILLE EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 273 (TWO HUNDRED AND SEVENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T30688/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 16 NEW KLEINFONTEIN ROAD, LEACHVILLE EXTENSION 3.

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

MAIN DWELLING: lounge, dining room, kitchen, 3 bedrooms, 2 bathrooms, 1 shower, 2 toilets, 1 out garage

walls: brick/plaster/paint

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 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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/CM/MAT61001.

**Case No: 9325/2021**

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 MABASO (IDENTITY NUMBER: 920508 6059 08 2), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS AND BRODRICK AVENUE THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R372 000.00, will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 30TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: PORTION 34 OF ERF 7267 SOSHANGUVE EAST TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 150 (ONE HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T58286/2019

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

ALSO KNOWN AS: 34/7267 BAZZITE STREET, SOSHANGUVE EAST EXTENSION 6, PRETORIA.

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

1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM.

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 TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.

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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/CN/MAT67202.

Case No: 93565/2019

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and FREDERICK KOKETSO DIALE (IDENTITY NUMBER: 890117 5653 089), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 30TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 4058 THE ORCHARDS EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 311 (THREE HUNDRED AND ELEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T50735/2018

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 10 GRIET VENTER STREET, THE ORCHARDS EXTENSION 21.

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

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, 1 SHOWER, 2 TOILETS, 1 OUT GARAGE

WALLS: BRICK/PAINT

ROOF: TILE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.
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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT61571.

Case No: 2356/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and LUCAS SEKAE (IDENTITY NUMBER: 750131 5449 082), FIRST DEFENDANT & MANATHO LIZZIE SEKAE (IDENTITY NUMBER: 751004 0661 085), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 11:00, 3 VOS AND BRODRICK AVENUE THE ORCHARDS EXTENSION 3**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R700 000.00, will be held by the SHERIFF OF THE HIGH COURT TSHWANE NORTH at 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3 on FRIDAY the 30TH of JUNE 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF TSHWANE NORTH during office hours.

CERTAIN: ERF 916 KARENPARK EXTENSION 39 TOWNSHIP, REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG

MEASURING 666 (SIX HUNDRED AND SIXTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T12719/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 16 ROOIKRANS STREET, KARENPARK EXTENSION 39.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS

OUTBUILDINGS: 2 GARAGES

WALLS: FACEBRICK/PLASTER

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF TSHWANE NORTH, 3 VOS AND BRODRICK AVENUE, THE ORCHARDS EXTENSION 3, 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 TSHWANE NORTH.

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, 2023-05-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0866854170. Attorney Ref: R ISMAIL/MVDB/MAT72295.

**Case No: 775/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and SUSANNA MAREE (IDENTITY NUMBER: 580723 0139 084), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-22, 09:00, MAGISTRATE'S COURT, 31 GEY STREET, VENTERSDORP**

In execution of a judgment of the High Court of South Africa, North West Division, Mahikeng, abovementioned suit, a sale with a reserve price of R580 000.00, will be held by the SHERIFF OF THE HIGH COURT VENTERSDORP at MAGISTRATE'S COURT, 31 GEY STREET, VENTERSDORP on THURSDAY the 22ND of JUNE 2023 at 09:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF VENTERSDORP during office hours.

CERTAIN: PORTION 2 OF ERF 95 VENTERSDORP TOWNSHIP, REGISTRATION DIVISION I.P. THE PROVINCE NORTH WEST

MEASURING 2 159 (TWO THOUSAND ONE HUNDRED AND FIFTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO T11421/2012

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 66B CARMICHAEL STREET, VENTERSDORP.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, STUDY, 4 BEDROOMS, 2 BATHROOMS

FLATLET: 2 BEDROOMS, 1 BATHROOM, KITCHEN, LOUNGE

WALLS: PLASTER

ROOF: SINK.

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 VENTERSDORP, 31 AENMAY STREET, VENTERSDORP, 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 VENTERSDORP.

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

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

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

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

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

(e) Registration conditions;

(f) The auction will be conducted by the Sheriff, J Otto or his Deputy;

(g) The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale;

(h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Credit or his or her attorneys and shall be furnished to the Sheriff within 21 days after the sale;

(i) 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;

(j) 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 on or before the 1st (first) day of each month until date of registration of transfer.

Dated at PRETORIA, 2023-05-10.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT62331.

**Case No: 2022/004414**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and CHAO: AI HWA (ne LIN)**

**ID NO: 650103 0906 185, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 11:00, SHERIFF'S OFFICE, UNIT C1, MOUNT ROYAL, 657 JAMES CRESECNT, HALFWAY HOUSE, MIDRAND**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First and Second Respondents for money owing to the Applicant in the above Honourable Court dated the 15th day of SEPTEMBER 2022 in terms of which the following property will be sold in execution on the 27th day of JUNE 2023 at 11:00 at the SHERIFF'S OFFICE, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder

CERTAIN PROPERTY :- ERF 95 DAINFERN RIDGE TOWNSHIP



REGISTRATION DIVISION, J.R.,

THE PROVINCE OF GAUTENG

SITUATE AT:- 9 MORENA CRESCENT, BROADACRES DRIVE, FOURWAYS, JOHANNESBURG

MEASURING:- 735 (SEVEN HUNDRED AND THIRTY FIVE) SQUARE METRES

HELD by the First Respondent under Deed of Transfer No.: T23872/2004

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING

DOUBLE STORY

ENTRANCE HALL, LOUNGE, FAMILY ROOM X2, DINING ROOM, STUDY, KITCHEN, PANTRY, SCULLERY, BEDROOMS X4, BATHROOMS X2, SHOWERS X3, WC X3, DRESSING ROOM,

ROOF TYPE: TILE

WINDOW TYPE: STEEL

WALL TYPE: BRICK

INTERIOR FLOOR FINISHING: TILES + VINYL

OUTBUILDINGS

GARAGE X2, SERVANTS X1, SH/WC, BALCONY

OUTER WALL TYPE: BRICK

WINDOW TYPE: STEEL

ROOF TYPE: TILES

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 point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed 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 bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND

The Auction will be conducted by the RANDBURG WEST, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

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

B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

C) All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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 as per the conditions of sale.

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 or part thereof.

DATED at JOHANNESBURG on this the      day of MAY 2023.

Dated at JOHANNESBURG, 2023-05-29.

Attorneys for Plaintiff(s): JAY MOTHOBHI INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196.  
Telephone: 011-268-3500. Fax: 086-653-2300. Attorney Ref: MR Q OLIVIER/mg\*\*\*\*E-MAIL: [madeleine@jay.co.za](mailto:madeleine@jay.co.za).

Saak No: 21108/2021

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eerste Eiser) en ABSA GUARANTEE COMPANY (RF) (PTY) LIMITED (Tweede Eiser) en ILZA HECTOR (Verweerder)**

EKSEKUSIEVEILING

**2023-06-20, 11:00, by die baljukantoor te Eenheid B5, Coleman Besigheidspark, Colemanstraat, Elsiesrivier**

IN DIE HOOGEREGSHOF VAN SUID-AFRIKA (WES-KAAPSE AFDELING, KAAPSTAD). Saaknr 21108/2021. In die saak tussen: Absa Bank Beperk (Eerste Eiser) en Absa Home Loans Guarantee Company (RF) (Pty) Limited (Tweede Eiser) en Ilza Hector (Verweerder). Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 12 Mei 2022, sal die ondervermelde onroerende eiendom op DINSDAG, 20 JUNIE 2023 om 11:00 by die baljukantoor te Eenheid B5, Coleman Besigheidspark, Colemanstraat, Elsiesrivier in eksekusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R700 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 793 Matroosfontein, in die Stad Kaapstad, Afdeling Kaap, Wes-Kaap Provinsie geleë Emmsstraat 130, Clarkes Landgoed, Matroosfontein; groot 417 vierkante meter; gehou kragtens Transportakte nr T76427/2016. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, 3 slaapkamers, badkamer: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eisers se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Goodwood.(verw. F Van Greunen; tel. 021 592 0140)

Gedateer te TYGERVALLEI hierdie 21ste dag van APRIL 2023.

FOURIE BASSON & VELDTMAN, Eisers se Prokureurs, Tijgerpark 5, Uit Willie van Schoor Rylaan, TYGERVALLEI. (VERW. J C FOURIE/LS/A5302; tel 021 929 2600)

Gedateer te: TYGERVALLEI, 2023-06-01.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw.: JF/LS/A5302.

Saak No: 17758/2015

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: ABSA BANK BEPERK (Eiser) en RUBEN DANIEL EKSTEEN (Eerste Verweerder) en MARIANA EKSTEEN (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-06-23, 12:00, by die balju se veilingskomers te Robertson Skougronde, Kerkstraat, Robertson**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 18 November 2015, sal die ondervermelde onroerende eiendom op VRYDAG, 23 JUNIE 2023 om 12:00 by die balju veilingskamers te Robertson Skougronde, Kerkstraat, Robertson, in eksekusie verkoop word aan die hoogste bieder sonder reserwe, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 4650 Robertson, in die Breederivier / Wynland Munisipaliteit, Afdeling Robertson, Wes-Kaap Provinsie geleë Paddystraat 20, Panorama, Robertson; groot 992 vierkante meter; gehou kragtens Transportakte nr T42672/1994. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met sitkamer, eetkamer, kombuis, waskamer, 3 slaapkamers, 2 badkamers en aparte toilet: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die balju vir die Hooggeregshof, Robertson.(verw. J W Oldewage; tel. 023 626 1393)

Gedateer te TYGERVALLEI hierdie 21ste dag van APRIL 2023.

FOURIE BASSON & VELDTMAN, Eisers se Prokureurs, Tijgerpark 5, Uit Willie van Schoor Rylaan, TYGERVALLEI. (VERW. J C FOURIE/LS/A4449; tel 021 929 2600)

Gedateer te TYGERVALLEI, 2023-06-01.

Prokureur(s) vir Eiser(s) FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Prokureur Verw.: JF/LS/A4449.

**Case No: 12259/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED (Plaintiff) and CHANTAL SASS (Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-06-21, 11:00, at the sheriff's office at 120 Main Street, Strand**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 15 Maart 2021, sal die ondervermelde onroerende eiendom op WOENSDAG 21 Junie 2023 om 11:00 by die balju kantoor te Hoofstraat 120, Strand in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R336 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 14425 STRAND, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Chanitaslot 37, Sercor Park, Strand; groot 289 vierkante meter; gehou kragtens Transportakte nr T49604/2011. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 3 slaapkamers, 1 badkamer, 1 sitkamer en 1 kombuis. Betaalvoorwaardes: Tien persent (10%) van die koopprijs moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die waarnemende balju vir die Hooggeregshof, Strand.(verw. D Burger; tel. 021 853 7436)

Dated at TYGER VALLEY, 2023-03-22.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Off Willie van Schoor Avenue, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/MH/F1099.

**Case No: 12259/2019**

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

**In the matter between: FIRSTRAND BANK LIMITED (Plaintiff) and CHANTAL SASS (Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-06-21, 11:00, at the sheriff's office at 120 Main Street, Strand**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 15 Maart 2021, sal die ondervermelde onroerende eiendom op WOENSDAG 21 Junie 2023 om 11:00 by die balju kantoor te Hoofstraat 120, Strand in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R336 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 14425 STRAND, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë Chanitaslot 37, Sercor Park, Strand; groot 289 vierkante meter; gehou kragtens Transportakte nr T49604/2011. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Woonhuis met 3 slaapkamers, 1 badkamer, 1 sitkamer en 1 kombuis. Betaalvoorwaardes: Tien persent (10%) van die koopprijs moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balanskoopprys is betaalbaar teen oordrag en moet verseker word deur 'n bankwaarborg wat binne 21 dae na die verkoping vir goedkeuring aan Eiser se prokureurs voorgelê moet word. Verkoopvoorwaardes: Die volledige verkoopvoorwaardes lê ter insae by die kantoor van die waarnemende balju vir die Hooggeregshof, Strand.(verw. D Burger; tel. 021 853 7436)

Dated at TYGER VALLEY, 2023-03-22.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Off Willie van Schoor Avenue, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/MH/F1099.

**Case No: 2733/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and CHRISTIAAN WILLEM GREEFF (First Judgment Debtor) and DUDU GLADNESS DLAMINI (Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 10:00, at the Sheriff's Office, 2 Barrister Street, Kimberley North, Northern Cape**

In pursuance of a judgment granted by this Honourable Court on 20 September 2021, an Order declaring the Respondents' immovable property specially executable on 26 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R600 000.00 by

the Sheriff of the High Court at the Sheriff's Office, 2 Barrister Street, Kimberley North, Northern Cape on TUESDAY, 27 JUNE 2023 at 10H00, to the highest bidder.

Full conditions of sale may be inspected at 2 Barrister Street, Kimberley North, Northern Cape, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

Erf 9 Camelot, Situated in the District Kimberley, Province of the Northern Cape, measuring 407 square metres, held by the Deed of Transfer Number T2482/2016, also known as Lot 9, House no 2, Prince Valiant Crescent, Camelot, Kimberley, Northern Cape, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom. Outbuilding: Single Garage.

This sale is voetstoots and subject to the conditions of the existing title deeds.

The highest bidder shall be the Purchasers.

The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court.

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

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia:

(1) Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.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 R10 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, 2023-05-05.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M27971.

**Case No: 1885/2017**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and ROHITH LALLARAM MAHARAJ (Judgment Debtor)**

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

**2023-06-27, 10:00, at the Sheriff's Office, 2 Barrister Street, Kimberley North, Northern Cape**

In pursuance of a judgment granted by this Honourable Court on 14 November 2017, an Order declaring the Respondent's immovable property specially executable on 26 August 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R2 000 000.00 by the Sheriff of the High Court at the Sheriff's Office, 2 Barrister Street, Kimberley North, Northern Cape on TUESDAY, 27 JUNE 2023 at 10H00, to the highest bidder.

Full conditions of sale may be inspected at 2 Barrister Street, Kimberley North, Northern Cape, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

Erf 14012 Kimberley, situate in the Sol Plaatje Municipality, District of Kimberley, Province of the Northern Cape, measuring 1 312 square metres, held by the Deed of Transfer Number T1237/2016, also known as 85 Jacobson Avenue, El Toro Park, Klisserville, Kimberley, Northern Cape, subject to the conditions contained in the title deed.

IMPROVEMENTS (not guaranteed): Main Building: Lounge, Dining Room, Kitchen, Scullery, Laundry, Family Room, 4 Bedrooms, 2 Bathrooms. Outbuilding: Single Garage. Staff Room: Bedroom and Bathroom.

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

The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court.

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

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

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

(1) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.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 R10 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, 2023-05-05.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: T Van der Spuy/mm/M24001.

**Case No: 36782/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and PLACEMENTS LINK PROPRIETARY LIMITED (First Judgment Debtor) and RACHEL ONALENNA TSHAUKE (Second Judgment Debtor)**

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

**2023-06-28, 10:00, at Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria**

In pursuance of a judgment granted by this Honourable Court on 22 December 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the High Court, Pretoria East, at Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria on WEDNESDAY, 28 JUNE 2023 at 10H00, subject to a reserve price of R1 150 000.00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff Pretoria East at 813 Stanza Bopape Street, Arcadia, Pretoria (Tel: 012 342 7240) 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: A unit consisting of: (a) Section Number 678 as shown and more fully described on Sectional Plan No. SS560/2019, in the scheme known as THE BLYDE in respect of the land and building or buildings situate at ZWARTKOPPIES EXTENSION 45 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 103 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 quotas endorsed on the said sectional plan; Held by Deed of Transfer Number ST67904/2019 and subject to such conditions as set out in the aforesaid deed, also known as SECTION 678 THE BLYDE COMPLEX, 2009 BRONKHORSTSPRUIT ROAD, ZWARTKOPPIES, EXTENSION 45, GAUTENG.

IMPROVEMENTS (not guaranteed): Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms and 2 Bathrooms. 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.

Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court.



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

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

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

(1) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.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 R100 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, 2023-05-08.

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/M31368.

**Case No: 2021/50943**

**Docex: 589, Johannesburg**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SALEY: MOHAMED REEZA MOOSA (ID NO: 870928 5229 082, First Defendant and ILUMBELO FLEET SERVICES (PROPRIETARY) LIMITED, Second Defendant, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-29, 2023-06-29, 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First Defendant for money owing to the Plaintiffs in the above Honourable Court dated the 12th day of October 2022 in terms of which the following property will be sold in execution on Thursday, the 29TH day of JUNE 2023 at 10H00 at 51-61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, JOHANNESBURG to the highest bidder with a reserve price of R1 541 000.00:- CERTAIN PROPERTY :-

A unit consisting of -

(a) Section No. 11 as shown and more fully described on Sectional Plan No. SS152/1994, in the scheme known as CHELSTON HALL in respect of the land and building or buildings situate at KILLARNEY TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 201 (TWO HUNDRED AND ONE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST 32041/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(2) An exclusive use area described as PARKING NUMBER P39 measuring 15 (FIFTEEN) SQUARE METRES being as such part of the common property, comprising the land and building or buildings situate at KILLARNEY TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS152/1994 held by NOTARIAL DEED OF CESSION NUMBER SK 2192/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

(3) An exclusive use area described as PARKING NUMBER P40 measuring 12 (TWELVE) SQUARE METRES being as such part of the common property, comprising the land and building or buildings situate at KILLARNEY TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS152/1994 held by NOTARIAL DEED OF CESSION NUMBER SK 2192/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

(4) An exclusive use area described as SERVANT ROOM NUMBER R55 measuring 8 (EIGHT) SQUARE METRES being as such part of the common property, comprising the land and building or buildings situate at KILLARNEY TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS152/1994 held by NOTARIAL DEED OF CESSION NUMBER SK 2192/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

(5) An exclusive use area described as SERVANT ROOM NUMBER R56 measuring 8 (EIGHT) SQUARE METRES being as such part of the common property, comprising the land and building or buildings situate at

KILLARNEY TOWNSHIP, LOCAL AUTHORITY : CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS152/1994 held by NOTARIAL DEED OF CESSION NUMBER SK 2192/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

SITUATE AT:

UNIT 102 (SECTION 11) CHELSTON HALL, 14TH STREET, KILLARNEY. ZONING: UNKNOWN (NOTHING GUARANTEED); IMPROVEMENTS: The following information is furnished but not guaranteed:- Multiple Story Wall Type: Face Brick Roof Type: Concrete Window Type: Steel Entrance Hall Lounge Dining Room Living Room Kitchen Scullery 3 x Bedrooms 2 x Bathroom 1 x Balcony (nothing is warranted and nothing is 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 point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum fee of R40,00.00 (Forty Thousand Seven Hundred and Seventy Seven Rand) plus VAT and a minimum of R3,000.00 plus VAT, pay a deposit of 10% (Ten Percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiffs' 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 elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 (Twenty One) days, from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall for interest shall lapse.

The Rules of this auction are available 24 hours before the auction at 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg. The Sheriff Johannesburg North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

A) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) (B) FICA - legislation i.r.o. proof of identity and address particulars. (C) Payment of a Registration Fee of R25 000.00 (D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the 51-61 Rosettenville Road, Village Main Industrial Park Unit B1, Johannesburg during normal office hours Monday to Friday.

DATED at JOHANNESBURG on this the      day of APRIL 2023.

Dated at JOHANNESBURG, 2023-05-24.

Attorneys for Plaintiff(s): JAY MOTHOB INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196. Telephone: 011-268-3500. Fax: 086-653-2300. Attorney Ref: MR Q OLIVIER/el/79545\*\*\*\*E-MAIL: [esme@jay.co.za](mailto:esme@jay.co.za).

**Case No: 9185/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MARIETTE RICHARDSON, ID: 820825 0336 08 9, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-30, 14:00, 612 VOORTREKKER ROAD, BRAKPAN**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 10 February 2021, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, BRAKPAN, on the 30 June 2023 at 14:00 at the Sheriff's office, 612 VOORTREKKER ROAD, BRAKPAN, subject to a reserve price of R1,404,678.00: CERTAIN: ERF 359 DALVIEW TOWNSHIP; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG; In extent 1382 (ONE THOUSAND THREE HUNDRED AND EIGHTY TWO) Square metres; HELD BY DEED OF TRANSFER NUMBER T32959/2012 ("the Property"); also known as 60 VAN DER WALT ROAD, DALVIEW, BRAKPAN the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 3 X OFFICES 3 X BATHROOMS 3 X GARAGES. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of 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, 2023-03-15.

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/9602.

**Case No: 5454/2020**

**Docex: 378 DURBAN**

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

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, Plaintiff and STEPHEN NZUZA, 1<sup>st</sup>  
Defendant and BANOTHILE PROMISE NZUZA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-19, 09:00, THE SHERIFF'S OFFICE INANDA AREA TWO at 82 TREVENEN ROAD, LOTUSVILLE,  
VERULAM**

The Property is situate at: ERF 604 HILLGROVE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 716 (SEVEN HUNDRED AND SIXTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T37678/1997

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

PHYSICAL ADDRESS: 206 ROYALHILL ROAD, HILLGROVE, NEWLANDS WEST

ZONING Special Residential (nothing guaranteed)

IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: -

SINGLE HOUSE, BRICK UNDER TILE, MAIN BEDROOM TILED WITH BUILT IN CUPBOARDS, 2 OTHER BEDROOMS TILED, LOUNGE TILED, DINNING ROOM TILED, KITCHEN TILED WITH BUILT IN CUPBOARDS, HOB, TOILET TILED, BATHROOM TILED WITH WASH BASIN AND SHOWER CUBICLE, SLIDING DOOR, CEMENTED DRIVEWAY, BLOCK FENCING WITH BARBED WIRE, BURGLAR GUARDS

TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement 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 Inanda Area Two, 82 Trevenen Road, Lotusville, Verulam.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:-
  - (a) Directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA - To provide an original RSA Identity document and proof of residence (municipal account or bank statement not older than 3 months)
  - (c) Payment of a Registration deposit of R10 000.00 in cash only.
  - (d) Registrations closes strictly 10 minutes prior to auction (8:50am)
  - (e) The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately into the sheriff's standard bank trust account and immediately provide proof thereof to the satisfaction of the sheriff.
  - (f) Only registered Bidders will be allowed into the Auction Room.
  - (g) Strict COVID-19 Government Regulations apply. We have the right to disallow persons that do not adhere to regulations.
4. The office of the Sheriff for Inanda Area two will conduct the sale with auctioneers R R Singh and/or Hashim Saib (Deputy Sheriff).

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

The full conditions of sale may be inspected at the offices for the Sheriff Inanda Area Two, 82 Trevenen Road, Lotusville, Verulam, for 15 days prior to the date of sale.

Dated at DURBAN, 2023-04-25.

Attorneys for Plaintiff(s): S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, MUSGRAVE, BEREA, DURBAN. Telephone: (031) 3012812. Fax: 0865779806. Attorney Ref: 0014-18.

**Case No: PSRC358/2018**

**Docex: 91**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-26, 10:00, Acting Sheriff of Port Shepstone Higher/Lower Court at the Sheriff's Offices at NO. 17 Mgazi Avenue, Umtentweni, Port Shepstone**

This sale is a sale in execution conducted in accordance with the Consumer Protection Act 68 of 2008, as Amended, pursuant to an order granted on 18 December 2019 against the Judgment Debtor for money owing to the Execution Creditor and an order granted 1 September 2022 declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 26th June 2023 at 10h00 by the Acting Sheriff for Port Shepstone Higher/Lower Court at the Sheriff's offices at No 17A Mgazi Avenue, Umtentweni, Port Shepstone to the highest bidder: PROPERTY DESCRIPTION: ERF 504 SOUTHBROOM (EXTENSION 2), REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL, IN EXTENT 9 944 (Nine Thousand Nine Hundred and Forty Four) SQUARE METRES, HELD by Deed of Transfer T28475/2003 PHYSICAL ADDRESS: 22 Mendip Road, Southbroom, KwaZulu-Natal. Magisterial District - Port Shepstone. IMPROVEMENTS: The following information is furnished, but not guaranteed, double storey consisting of: plastered walls, tile roof, tile floors, lounge and dining room combined, bathroom and shower combined, 2 bedroom, kitchen, 1 bedroom with en-suite, shower, toilet, balcony on top floor. Outbuilding: Single storey, plastered walls, other roof, tile floor, 1 bedroom, shower, toilet. Boundary: Fenced (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots"). ZONING: Residential (the accuracy hereof is not guaranteed) 1. The auction shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder. 2. The purchaser shall pay a deposit of 10% of the purchase price and auctioneers commission plus VAT thereon, in cash and/or bank guaranteed cheque or via electronic transfer, immediately after the sale of the property, the balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within TWENTY ONE (21) days after the date of sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4.3. of the conditions of sale. 4.

Should the purchaser take possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. 5. The rules of auction and conditions of sale may be inspected at the sheriff's office 17A Mgazi Avenue, Umtentweni, Port Shepstone, 24 hours prior to the auction. 6. The auction will be conducted by the Sheriff, MAB Mahlangu or her Deputy. 7. Advertising costs at current publication rates and sale costs according to the court rules apply. 8. Registration as a buyer is a pre-requisite subject to the conditions, inter alia: a) In accordance with the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) FICA-legislation : in respect of proof of identity and residential particulars c) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; d) Registration conditions; and

Dated at UMHLANGA ROCKS, 2023-05-22.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/sn/SAHO16129.834.

**Case No: D8910/2018**

**Docex: 5**

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

**In the matter between: THE STANDARD BANK OF S.A. LIMITED, Plaintiff and NZAMELA ALFRED NCOYINI, Defendant**

AUCTION

**2023-06-26, 10:00, 17A Mgazi Avenue, Umtentweni**

This sale is a sale in execution pursuant to a judgment granted in the High Court of South Africa, Kwazulu - Natal, Durban, under Writ of Execution issued thereafter, the immovable property listed hereunder will be sold to the highest bidder at the Acting Sheriff's Office, 17A Mgazi Avenue, Umtentweni at 10:00am on Monday, the 26th day of June 2023.

DESCRIPTION: Erf 316 Ramsgate, Registration Division ET, Province of KwaZulu-Natal, In Extent 1316 (One Thousand one hundred and sixteen), Held by Deed of Transfer T6893/2012

PHYSICAL ADDRESS: 316 kircaldy Place, Ramsgate (Magisterial district of Port Shepstone)

ZONING: SPECIAL RESIDENTIAL

The property consists of the following: -

MAIN HOUSE: 5 Bedrooms; 1 Kitchen; 1 Lounge; 1 Dining Room, 3 Bathrooms; 1 Entrance Hall; 1 WC; 1 Family Room; Swimming Pool

OUTBUILDING: 2 Garages; 1 Store Room

Nothing in this regard is guaranteed.

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

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

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

4. The full conditions of sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Port Shepstone.

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

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

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

6.3 Payment of registration of R15 000.00 in cash;

6.4 Registration of conditions.

The office of the Acting Sheriff of the High Court, Port Shepstone will conduct the sale with auctioneers MAB Mahlangu (Sheriff) or her deputy.

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

Dated at UMHLANGA ROCKS, 2023-04-18.

Attorneys for Plaintiff(s): Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Rodge Office Estate, La Lucia. Telephone: 031-5705316. Attorney Ref: L1786/18.

Case No: 7058/2021

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

In the matter between: **STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and GUGULETHU BRIGHTNESS MCHUNU NO. [duly appointed as Executrix in the Estate of the Late Jerome Bongani Mchunu in terms of Section 13 and 14 of the Administration of Estate Act, No66 of 1965 (as amended)], 1st Defendant and GUGULETHU BRIGHTNESS MCHUNU, 2ND Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, 18 Suzuka Road, Westmead, Pinetown,**

The following property will be sold in execution to the highest bidder on 28TH June 2023 at 10H00 at 18 Suzuka Road, Westmead, Pinetown, namely: 179 RODGER SISHI ROAD, ATHOLL HEIGHTS

"MAGISTERIAL DISTRICT OF PINETOWN" PORTION 3 OF ERF 487 ATHOLL HEIGHTS, REGISTRATION, DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 1 876 (ONE THOUSAND EIGHT HUNDRED AND SEVENTY-SIX ) SQUARE METRESHOLD BY DEED OF GRANT NO. T54410/2003 SUBJECT TO ALL

THE CONDITIONS THEREIN CONTAINED (the "property")

ZONING: Residential



IMPROVEMENTS, although in this regard, nothing is guaranteed:

A Single brick under tile dwelling comprising of 1 lounge, 1 dining room, 1 kitchen, 3 bedrooms, 2 bathroom and a garage.

TAKE NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown at 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - (b) FICA - legislation in respect of proof of identity and address particulars.
  - (c) Payment of a Registration Fee of R15 000,00 in cash.
  - (d) Registration conditions.
4. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
5. Advertising costs at current publication rates and sale costs according to Court rules, apply.
6. The aforesaid sale shall be subject to the Condition of Sale which may be inspected at the office of the Sheriff of the High Court, Pinetown 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

Dated at Durban, 2023-05-24.

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

**Case No: 6183/2012**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT and M K REDDY, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-28, 10H00, AT THE SHERIFF OFFICE NO. 7 CORDINER STREET, SCOTTBURGH**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on WEDNESDAY, 28TH JUNE 2023 at 10:00 at THE SHERIFF'S OFFICE, NO. 7 CORDINER STREET, SCOTTBURGH to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: ERF 16 SAICCOR REGISTRATION DIVISION ET, PROVINCE OF KWAZULU-NATAL. IN EXTENT 929 (NINE HUNDRED AND TWENTY NINE) SQUARE METERS. HELD BY DEED OF TRANSFER NUMBER T58251/08. PHYSICAL ADDRESS: 9 FRUILLI STREET, SAICCOR VILLAGE, UMKOMAAS, KWAZULU-NATAL. MAGISTERIAL DISTRICT: ETHEKWINI MAGISTERIAL DISTRICT. ZONING: RESIDENTIAL. IMPROVEMENTS: MAIN BUILDING: 1 LOUNGE, 1 DINING, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, FLAT/COTTAGE: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET. OUTBUILDING: DOUBLE GARAGE WITH 1 BEDROOM AND 1 SHOWER. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at No. 7 CORDINER STREET, SCOTTBURGH. TAKE FURTHER NOTE THAT: 1. This sale is a sale in execution pursuant to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at No. 12 Scott Street, Scottburgh, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. c) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for UGU 2 H/L COURT. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in CASH or via EFT on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the

Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff for UGU 2 H/L COURT.

Dated at UMHLANGA ROCKS, 2023-05-15.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 03 15369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT14014.

**Case No: 15352/2015**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and VADIVAL MANIKUM GOVENDER, FIRST DEFENDANT and SHIRLEY GOVENDER, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-23, 10H00, AT THE SHERIFF OFFICE, INANDA AREA 1, HIGHER AND LOWER COURTS, UNIT 3, 1 COURT, VERULAM**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on FRIDAY, 23RD day of JUNE 2023 at 10am at the SHERIFF'S OFFICE INANDA AREA 1, HIGHER AND LOWER COURTS, UNIT 3, 1 COURT LANE, VERULAM, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, subject to a reserve amount of R300 000.00. DESCRIPTION: ERF 1252 RYDALVALE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 232 (TWO HUNDRED AND THIRTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T22748/97, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 36 ASHVALE PLACE, RYDALVALE, PHOENIX, KWAZULU-NATAL. MAGISTERIAL DISTRICT: INANDA/VERULAM. IMPROVEMENTS: BRICK WALLS UNDER ASBESTOS ROOF, DOUBLE-STOREY DWELLING WITH TILED FLOORS CONSISTS OF: 3 BEDROOMS WITH BUILT-IN CUPBOARDS, 1 LOUNGE, 1 KITCHEN WITH BUILT-IN CUPBOARDS, 1 BATHROOM, 1 SEPARATE TOILET, AND PROPERTY IS FENCED. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office INANDA 1, Higher and Lower courts, Unit 3, 1 Court Lane, Verulam. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, pursuant to a judgment obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at Unit 3, 1 Court Lane, Verulam, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for INANDA AREA 1 with auctioneer MR T A TEMBE. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, INANDA AREA 1, Higher and Lower courts, Unit 3, 1 Court Lane, Verulam.

Dated at UMHLANGA ROCKS, 2023-05-15.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT14230.

**Case No: 6761/22**  
**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, 1ST APPLICANT and ABSA HOME LOANS GUARANTEE COMPANY (RF) (PROPRIETARY) LIMITED, 2ND APPLICANT and IFTHIKAR ABDUL LATIFF, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-27, 10H00, AT THE SHERIFF OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 27TH JUNE 2023 at 10:00 at THE SHERIFF'S OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, SUBJECT TO THE RESERVE AMOUNT OF R740 000.00. DESCRIPTION: PORTION 3723 (OF 3657) OF ERF 107 CHATSWORTH REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 240 (TWO HUNDRED AND FORTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T21132/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: HOUSE 87, ROAD 729, RISECLIFF, CHATSWORTH. MAGISTERIAL DISTRICT: ETHEKWINI. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: 1 DOUBLE STORY PLASTERED UNDER TILE ROOF DWELLING COMPRISING OF: 4 BEDROOMS, 2 BATHROOMS, 1 TV/LIVINGROOM, 1 DINNINGROOM, 1 GARAGE, 1 KITCHEN. PAVEMENT FENCING: CONCRETE, INNER FLOOR FINISHING: TILES. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 293 Lenny Naidu Drive, Bayview, Chatsworth, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for CHATSWORTH with auctioneers L.T. HLOPHE and/or P. CHETTY and/or N.NXUMALO. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High & Magistrate's Court, CHATSWORTH, 293 Lenny Naidu Drive, Bayview, Chatsworth. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations. 12. Please further note that the individuals wanting to attend the auction must arrive for registration before 09H45 and that no person is allowed to enter the auction room after 09H45. 13. Any person bidding for a property on behalf of another person or body is required by law to produce such of body's written authorisation to do so. Such Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an Original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain. 13.1 The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable, 13.2 The full address of the person/institution mentioned in point 1 above, 13.3 The full name and ID number of the person given the Power of Attorney. Who will purchase at the auction on behalf of the principal, 13.4 The full address of the person mentioned in point 3 above, 13.5 The full description (Title deed) of the property on which the Power of Attorney may be exercised. 14. Please also ensure that the individual who will purchase at the auction on behalf of the principal produce his ID document at the Sale.

Dated at UMHLANGA ROCKS, 2023-05-11.

Attorneys for Plaintiff(s): JOHNSTON & PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT11172.

**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**

**2023-06-22, 12:00, Sheriff Durban North, 350/352 Stamfordhill Road, ( Mathews Meyiwa) Morningside, Durban**

This sale is in execution pursuant to a judgment obtained in the above Honourable Court on 12TH July 2022 in terms of which the following property will be sold in execution on Thursday , 22nd June 2023 at 12:00 by way of physical attendance at the 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 Act 68 of 2008 as Amended), to the highest bidder.

REMAINDER OF ERF 174 ROSEHILL, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1062 (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 and Floor tiles , 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: Freestanding, Tiled Roof, Cement Floors", 1 Room and 1 Toilet; and

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 STAMFORDHILL ROAD, (MATHEWS MEYIWA), MORNINGSIDE, 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) 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 buyers are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card;

e) Registration conditions.

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

DATED at Durban on this the 25th of APRIL 2023

Dated at Durban, 2023-05-24.

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

**Case No: D8268/2021**

**Docex: DOCEX 27**

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

**In the matter between: Absa Bank Limite, Plaintiff and Fakazi Goodman Makhoba, Identity Number: 740412 5325 08 1, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-26, 10:00, at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone**

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 the 26 June 2023 at 10h00 at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone, to the highest bidder subject to a court reserve price if any: Erf 19 Leisure Bay, registration division Et, province of KwaZulu-Natal, in the extent 1137 (One thousand one hundred and thirty seven) square metres, held by the Deed of Transfer Number T2826/2006, subject to the conditions therein contained and especially to the reservation of the rights to mineral ("mortgaged property"), physical address: 19 Kirkcaldy avenue, Leisure Bay, zoning: general residential (nothing guaranteed), improvements: the following information is furnished but not guaranteed: the property is a vacant land. (The nature, extent, conditions 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, 17A Mgazi Avenue, Umtentweni, Port Shepstone. The office of the Sheriff Port Shepstone will conduct the sale with the Sheriff MAB MAHLANGU or her deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R15 000.00 (refundable) prior to the commencement of the auction order to obtain a buyer's card
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone. 15 DAYS PRIOR TO DATE OF SALE

Dated at Umhlanga, 2023-05-19.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: A0038/3368. Attorney Acct: Thobani Mthembu.

**Case No: KZN/PS/RC706/20**

**Docex: docex 27**

IN THE MAGISTRATE'S COURT FOR  
(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: The Standard Bank of South Africa Limited, Plaintiff and SHADRACK DUMISANI NGCOBO, 1st Defendant and THULISILE CYNTHIA NGCOBO, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-06-28, 10:00, SHERIFF'S OFFICE, NO. 12 SCOTT STREET, SCOTTBURGH**

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 28th JUNE 2023 at 10H00 at the SHERIFF'S OFFICE, NO. 12 SCOTT STREET, SCOTTBURGH, to the highest bidder without reserve: Short description of property and its situation: ERF 401 HIBBERDENE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL IN EXTENT 1027 (ONE THOUSAND AND TWENTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER



NUMBER: T54776/2001 SUBJECT TO THE CONDITIONS THEREIN CONTAINED PHYSICAL ADDRESS: 401 MARIANNE ROAD, HIBBERDENE ZONING: RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING - a single storey with plastered walls, tiled roof dwelling comprising of lounge, 2 bathrooms, 3 bedrooms and kitchen.

Outbuilding: 2 garages. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff Scottburgh, No.12 Scott Street, Scottburgh. The office of the Sheriff for Scottburgh MAB Mahlangu or her deputy 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) all bidders are required to pay R15 000.00 (refundable) Registration prior to the commencement of the auction in order to obtain a buyer's card
  - D) Registration conditions..
- The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, NO.12 SCOTT STREET, SCOTTBURGH, REF: MRS CHETTY/S1272/6962/AS  
Dated at Umhlanga, 2023-05-09.
- Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705686/19. Fax: 0315705796. Attorney Ref: S1272/6962. Attorney Acct: Riané Barnard.

**Case No: 744/2020**

IN THE MAGISTRATE'S COURT FOR

(The District of Cape Town Sub District Strand held at Strand)

**In the matter between: SOTERIA ESTATE BODY CORPORATE, Plaintiff and MATHILDA FARREIRA BEUKES, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 11:00, The Sheriff's Office, 120 Main Road, Strand, 7140.**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF CAPE TOWN SUB DISTRICT STRAND  
HELD AT STRAND

**In the matter between Soteria Estate Body Corporate (Plaintiff) and Mathilda Ferreira Beukes (Defendant)**

Notice of Sale in Execution

**2023/06/28, 120 Main Road, Strand, 7140 being the office of the Sheriff, Strand**

In pursuance of a Judgment granted by this Honourable Court on 13 JULY 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the Magistrate's Court, Strand, to the highest bidder, at The Sheriff's Office, 120 Main Road, Strand, 7140 at 11h00 on 28 June 2023.

Full Conditions of Sale may be inspected at the offices of the Sheriff, 120 Main Road, Strand, 7140 : 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.

Discription:

SCHEME NAME: SOTERIA ESTATE

SCHEME NUMBER: 523/2006

PROPERTY TYPE: UNIT

UNIT NUMBER: 131

Held by Title Deed: ST13399/2017

SIZE: 56 (FIFTY SIX) SQUARE METERS

LAYOUT: 2X BEDROOM ; 1 X BATHROOM

SITUATED AT: SOTERIA ESTATE, CHICAGO AVENUE, STRAND, 7140.

MUNICIPALITY: CITY OF CAPE TOWN

PROVINCE: WESTERN CAPE

Dated at SOMERSET WEST, 2023-05-31.

Attorneys for Plaintiff(s): Malan Lourens Viljoen Inc., 9B Gardner Williams Avenue, Paardevlei, Cape Town, 7130. Telephone: 021 853 1535. Attorney Ref: SC0010. Attorney Acct: Malan Lourens Viljoen Inc, First National Bank, account no: 538 000 138 14, branch code: 200612.

**Case No: 5454/2020**

**Docex: 378 DURBAN**

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

**In the matter between: THE STANDARD BANK OF S. A. LIMITED, PLAINTIFF and STEPHEN NZUZA,  
FIRST DEFENDANT and BANOTHILE PROMISE NZUZA, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-06-19, 09:00, THE SHERIFF'S OFFICE INANDA AREA TWO at 82 TREVENEN ROAD, LOTUSVILLE,  
VERULAM**

The Property is situate at:

ERF 604 HILLGROVE, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 716 (SEVEN HUNDRED AND SIXTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T37678/1997

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

PHYSICAL ADDRESS: 206 ROYALHILL ROAD, HILLGROVE, NEWLANDS WEST

ZONING Special Residential (nothing guaranteed)

IMPROVEMENTS (NOT GUARANTEED)

The following information is furnished but not guaranteed:

Dwelling comprising of: -

SINGLE HOUSE, BRICK UNDER TILE, MAIN BEDROOM TILED WITH BUILT IN CUPBOARDS, 2 OTHER BEDROOMS TILED, LOUNGE TILED, DINNING ROOM TILED, KITCHEN TILED WITH BUILT IN CUPBOARDS, HOB, TOILET TILED, BATHROOM TILED WITH WASH BASIN AND SHOWER CUBICLE, SLIDING DOOR, CEMENTED DRIVEWAY, BLOCK FENCING WITH BARBED WIRE, BURGLAR GUARDS

TAKE FURTHER NOTICE THAT:-

1. The sale in execution is pursuant to a judgement 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 Inanda Area Two, 82 Trevenen Road, Lotusville, Verulam.

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

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

(b) FICA - To provide an original RSA Identity document and proof of residence (municipal account or bank statement not older than 3 months)

(c) Payment of a Registration deposit of R10 000.00 in cash only.

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

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

(f) Only registered Bidders will be allowed into the Auction Room.

(g) Strict COVID-19 Government Regulations apply. We have the right to disallow persons that do not adhere to regulations.

4. The office of the Sheriff for Inanda Area two will conduct the sale with auctioneers R R Singh and/or Hashim Saib (Deputy Sheriff).

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

The full conditions of sale may be inspected at the offices for the Sheriff Inanda Area Two, 82 Trevenen Road, Lotusville, Verulam, for 15 days prior to the date of sale.

Dated at DURBAN, 2023-04-25.

Attorneys for Plaintiff(s): S D MOLOI AND ASSOCIATES INC., 39 ST THOMAS ROAD, MUSGRAVE, BEREA, DURBAN. Telephone: (031) 3012812. Fax: 0865779806. Attorney Ref: 0014-18.

Case No: 2502/2019

Docex: DOCEX 3, BLOEMFONTEIN

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Plaintiff and **WILLEM JACOBUS OLIVIER (ID NUMBER: 760425 0620 080)**, 1<sup>st</sup> Defendant and **EDITH CLAUDIUS OLIVIER (ID NUMBER: 800301 0068 084)**, 2<sup>nd</sup> Defendant

NOTICE OF SALE IN EXECUTION

**2023-06-29, 16:15, McINTYRE VAN DER POST INC.**

In pursuance of a judgment of the above Honourable Court dated 8 April 2022 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 29 June 2023 at 16:15 at before the Sheriff of DE AAR held at 21 ALIDE STREET, DE AAR.

CERTAIN: ERF 342 DE AAR GELEE IN DIE MUNISIPALITEIT EMTHANJENI, AFDELING PHILIPSTOWN, PROVINSIE NOORD-KAAP

IN EXTENT: 1060 (EEN DUISEND EN SESTIG) VIERKANTE METER.

HELD BY: TRANSPORTAKTE NOMMER T13255/2014.

SUBJECT TO: DIE VOORWAARDES DAARIN VERMELD.

ALSO KNOWN AS: 81 VERMEULEN STREET, DE AAR

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN DWELLING: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X TOILET. OUTBUILDINGS: 1X GARAGE, 1X BRAAI AREA. FLATLET: 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, DE AAR.

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, DE AAR, 32 THIRD AVENUE, WATERDAL, DE AAR.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, DE AAR (TP MOKWENA) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-04-25.

Attorneys for Plaintiff(s): McINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NO1033.

Case No: 2049/2019

Docex: DOCEX 3, BLOEMFONTEIN

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Plaintiff and **WILHELM SAMUEL VAN DER WESTHUIZEN (ID NUMBER : 740818 5040 084)**, Defendant

## NOTICE OF SALE IN EXECUTION

**2023-06-27, 10:00, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY**

In pursuance of a judgment of the above Honourable Court dated 30 October 2020 and a Writ for Execution, the following property will be sold in execution on TUESDAY the 27 June 2023 at 10:00 at before the Sheriff of KIMBERLEY held at 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY.

CERTAIN: ERF 12251 KIMBERLEY, SITUATED IN THE SOL PLAATJE MUNICIPALITY, DISTRICT KIMBERLEY, NORTHERN CAPE PROVINCE

IN EXTENT: 1 073 (ONE THOUSEND SEVENTY THREE) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T1705/2007

SUBJECT TO: THE CONDITIONS CONTAINED THEREIN

ALSO KNOWN AS: 28 RICHARD STREET, KESTELLHOF

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X STUDY, 5X BEDROOMS, 2X BATHROOMS (NOT GUARANTEED)

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

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

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT KIMBERLEY, 2 BARRISTER STREET, KIMBERLEY NORTH, KIMBERLEY.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 (obtainable at [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, KIMBERLEY (LEBO MPE) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-04-20.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NW1353.

**Case No: 8442/2022**

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

**In the matter between: METBOARRD PROPERTIES LIMITED (Registration Number: 1998/005425/06),  
Plaintiff and MZWAKHE JEREMIA GXAKWE (Identity Number: 760222 5290 086), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-06-22, 10:00, 91 B GENERAL HERTZOG BOULEVARD, THREE RIVERS**

BE PLEASED TO TAKE NOTICE that pursuant to a Judgment of the above Honourable Court, granted on the 4th day of August 2022, a sale in execution with a reserve price of R957 811.60 (Nine Hundred and Fifty-Seven Thousand, Eight Hundred and Eleven Rand and Sixty Cents) will be held by the Sheriff Vereeniging at 91B General Hertzog Boulevard, Three Rivers at 10H00 on the 22nd day of June 2023 of the undermentioned property of the Judgment Debtor on the Conditions which will lie for inspection prior to the sale at the offices of the Sheriff Vereeniging at 91B General Hertzog Boulevard, Three Rivers:

CERTAIN PROPERTY:

The property situated at: Erf 323, Three Rivers East more commonly known as Nr 4 Ibis Place, Three Rivers East, Vereeniging.

Held by Deed of Transfer No. T6603/2014

SITUATION : Nr 4 Ibis Place, Three Rivers East, Vereeniging.

IMPROVEMENTS : not guaranteed

**TERMS:**

1. The property shall be sold by the Sheriff to the highest bidder subject to such price, if any, as may be stipulated by a preferent creditor or local authority in terms of Court Rule 46(5)(a).

2. The sale shall be for South African rands and no bid of less than R5 000.00 (five thousand rand) in value above the preceding bid will be accepted;

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

4. Auctioneer's charges payable, on the conclusion of the sale, to be calculated as follows: 6% on the first R100 000.00 of the proceeds of the sale, 3.5% on R100 001.00 - R400 000.00 and 1.5% on the balance thereof subject to a maximum commission of R40 000.00 plus VAT and a Minimum of R3 000.00 plus VAT.

Dated at WELTEVREDENPARK, 2023-05-24.

Attorneys for Plaintiff(s): SSLR INC., 1ST FLOOR, ISLAND HOUSE, CONSTANTIA OFFICE PARK, WELTEVREDENPARK. Telephone: 0861007757. Fax: 0865428452. Attorney Ref: N.Brodie/sc/MAT7227. Attorney Acct: Nicholas Brodie.

**Case No: 19798/2022**

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and NKATEKO MASHIMBYE (IDENTITY NUMBER: 860806 5709 083), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-07-03, 11:00, 229 BLACKWOOD STREET, HENNOSPARK, CENTURION**

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 R620 000.00, will be held by the SHERIFF OF THE HIGH COURT CENTURION WEST at 229 BLACKWOOD STREET, HENNOSPARK, CENTURION on MONDAY the 03rd of JULY 2023 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF CENTURION WEST during office hours.

**CERTAIN:**

A Unit consisting of -

(a) Section No.26 as shown and more fully described on Sectional Plan No. SS603/2006, in the scheme known as MILLSTONE in respect of the land and building or buildings situated at CELTISDAL EXTENSION 20 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 99 (NINETY-NINE) SQUARE METRES in extent; and

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

HELD BY DEED OF TRANSFER ST57404/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF CELTISDAL EXTENSION 20 HOMEOWNERS ASSOCIATION NPC

ALSO KNOWN AS: MILLSTONE 26 (DOOR 26), 929 BRILWERWER STREET, CELTISDAL EXT 20, CENTURION, 0157

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOMS, 1 SHOWERS, 2 TOILETS, 2 CARPORTS.

WALL: BRICK,

ROOF TYPE: TILE,

CEILING TYPE: HERCULITE,

FLOOR COVERINGS: TILE

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale.



The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF CENTURION WEST, 229 BLACKWOOD STREET, HENNOPSPARK, CENTURION, 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 CENTURION WEST.

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

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

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

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

(d) Registration conditions.

Dated at PRETORIA, 2023-05-05.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT76336.

**Case No: 2216/2021**

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG NORTH HELD AT ALEXANDRA)

**In the matter between: THE BODY CORPORATE OF HAZELHURST, Plaintiff and THOMAS TUMELO NOKERI, 1<sup>st</sup> Defendant, SOUTH AFRICAN HOME LOANS GUARANTEE TRUST, 2<sup>nd</sup> Defendant & CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-27, 11:00, SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

A unit consisting of

(a) SECTION TITLE UNIT 47 BEING DOOR NUMBER 19 as shown and more fully described on Sectional Plan No 1014 / 1996 in the scheme known as HAZELHURST in respect of the land and building or buildings situated at UNIT 47 BEING DOOR NUMBER 19, HAZELHURST, 19 WHITNEY ROAD, WHITNEY GARDENS, KEW, of which section the floor area, according to the said sectional plan is 70 (Seventy) square metres in extent and

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

IN EXTENT: 70 (SEVENTY) SQUARE METRES;

HELD BY: Deed of Transfer No. ST 41202 / 2019 and subject to the conditions contained therein.

MORE specifically known as UNIT 47 BEING DOOR NUMBER 19, HAZELHURST, 19 WHITNEY ROAD, WHITNEY GARDENS, KEW.

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

Property Description: The premises is a First Floor Unit, 1 Lounge, 3 Bedrooms, 1 Bathroom, 1 Kitchen, 1 Shower and Bath, 1 Toilet and Single Carport.

The terms are as follows \_

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

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

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

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

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

## RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Halfway House.

## TAKE FURTHER NOTE THAT -

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

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

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

4 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale;

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

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

Dated at EDENVALE, 2023-05-18.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Fax: 0866632851. Attorney Ref: 387 - 100920.

Case No: 7337 / 2021

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

In the matter between: **THE BODY CORPORATE OF FAIRWAY CREST, Plaintiff and MANDLA JAPPIE MADONSELA, 1<sup>st</sup> Defendant, NEDBANK GROUP LIMITED, 2<sup>nd</sup> Defendant and CITY OF JOHANNESBURG, 3<sup>rd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, SHERIFF ROODEPOORT NORTH, 182 PROGRESS AVENUE, ROODEPOORT**

SECTIONAL TITLE UNIT 22, IN THE SECTIONAL TITLE SCHEME KNOWN AS FAIRWAY CREST ESTATE, measuring in extent of 71 SQUARE METERS and held by deed of transfer ST35372/2016, which property is situated at UNIT 22, FAIRWAY CREST ESTATE, 568 HOLE IN ONE ROAD, RUIMSIG EXT 96, ROODEPOORT

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

Property Description: The premises is a Sectional Title Unit. Unit with 3 Bedrooms, 1 Tv Living Room, 1 Lounge, 1 Bathroom, 1 Kitchen, 1 Carport, Brick Fencing, Facebrick Outer Wall Finishing, Tile Roof finishing as well as Tiles inner floor finishing.

The terms are as follows \_

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

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

3 auctioneer's charges payable on the day of the sale, to be calculated as follows: 6% (six percent) on the proceeds of the sale up to a price of R100, 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) up to a maximum fee of R40, 000.00 (Forty Thousand Rand) and minimum charge of R3, 000.00 (Three Thousand Rand).

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

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

## RULES OF AUCTION -

A copy of the Rules of Auction is available from the offices of the Sheriff Sandton North.

## TAKE FURTHER NOTE THAT -

1 the Notice of Sale is 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 ("CPA"), the Regulations promulgated thereunder and the "Rules of Auction", where applicable;

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

3 a Registration Fee of R, 000.00 is payable by electronic funds transfer;

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

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

Dated at EDENVALE, 2023-05-18.

Attorneys for Plaintiff(s): DE PINHO ATTORNEYS INC., 20A MARE ROAD, EDENVALE. Telephone: 0110579933. Fax: 0866632851. Attorney Ref: 205 - 100421.

**Case No: 15927/2018**

**Docex; 021 782 0136**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape High Court, Cape Town)

**In the matter between: Firststrand Bank Limited, Plaintiff and Pieter Willem Johannes De Beer, Defendant**

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

**2023-06-26, 10H00, 2 Protea Street, Velddrif**

In execution of a Judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit, a sale with a reserve price in the sum of R700 000.00 will be held as above mentioned of the undermentioned property of the defendant

Erf 157 Velddrif Situate in the Bergriver Municipality, Piketberg Division Western Cape Province In extent : 1253 square metres held by: Deed of Transfer No. T55710/2006 ("property") Also known as: 2 Protea Street Velddrif, The following information is furnished but not guaranteed: X4 Bedrooms (1 with en suite) x2 Bathrooms, double garage, 1 Kitchen, x1 dinningroom x1 scullery x1 lounge, plastered walls, Tile roofing

condition of sale:

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

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

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Moorreesburg at the address being; 4 Meul Street, Moorreesburg telephone number 022 433 1132.

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

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

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

3.d Payment of registration of R 10 000. 00 in cash

3.e Registration conditions

Dated at FISH HOEK, 2023-05-23.

Attorneys for Plaintiff(s): Lindsay & Waters, 16 Avenue, No. 7, Fish Hoek. Telephone: 021 782 0136. Fax: 0866152829. Attorney Ref: PM Waters Oosthuizen.

Case No: 11454/2017

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

**In the matter between: FIRSTSTRAND BANK LIMITED trading inter alia as RMB PRIVATE BANK, Plaintiff and KOLOBE STEPHEN MASHALANE N.O, 1<sup>st</sup> Defendant, MOLEFI KUBIZIE N.O, 2<sup>nd</sup> Defendant, KOLOBE STEPHEN MASHALANE, 3<sup>rd</sup> Defendant and KGABO DAPHNEY MASHALANE, 4<sup>th</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-20, 11:00, SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 RHODES STREET,  
KENSINGTON B, RANDBURG**

IN PURSUANCE OF A JUDGMENT in the above Honourable Court dated 11 March 2022 and a Warrant of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on TUESDAY, 20 JUNE 2023 at 11H00, by the Sheriff of the High Court SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG & to the highest bidder: CERTAIN PROPERTY: PORTION 262 (A PORTION OF PORTION 4) OF THE FARM WITPOORT 406, REGISTRATION DIVISION J.R., PROVINCE OF GUATENG, MEASURING 1,0360 (ONE COMMA ZERO THREE SIX ZERO) HECTARES IN EXTENT AND HELD BY DEED TRANSFER NO. T78411/2007. PHYSICAL ADDRESS The property is situated at 262 PAPENFUS ROAD, WITPOORT, MIDRAND MAGISTRATE DISTRICT Johannesburg PROPERTY DESCRIPTION (NOT GUARANTEED) The property is registered in the name of KOLOBE STEPHEN MASHALANE and KGABO DAPHNEY MASHALANE, and consists of the following: MAIN BUILDING: ENTRANCE HALL, LOUNGE, 2 FAMILY ROOMS, DINING ROOM, 2 STUDY ROOMS, KITCHEN, PANTRY, SCULLERY, 5 BEDROOMS, 5 BATHROOMS, 5 SHOWERS, 9 WC, 5 DRESSING ROOMS, 6 OUTDOOR GARAGES, 2 SERVANTS ROOMS, ENTERTAINMENT LOUNGE/BAR, GYM. SECOND DWELLING: LOUNGE, KITCHEN, BEDROOM, BATHROOM, SHOWER, WC.

The arrear rates and taxes as at 20 April 2023 amounts to R641 454.00

CONSUMER PROTECTION ACT 68 OF 2008 THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia:

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

(b) Fica-Legislation - Proof of identity and address particulars

(c) Payment of a registration fee

(d) Registration conditions

CONDITIONS OF SALE The full conditions of sale may be inspected at the offices of the Sheriff of the High Court SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG and at the office of Jason Michael Smith Inc Attorneys, situated at 26 Baker Street, Rosebank, Johannesburg, Tel: 011 447 8188, Ref : M van der Walt - MAT4202

Dated at JOHANNESBURG, 2023-05-30.

Attorneys for Plaintiff(s): JASON MICHAEL SMITH INCORPORATED ATTORNEYS, SUITE 1, 26 BAKER STREET, ROSEBANK, JOHANNESBURG. Telephone: 011 447 8188. Fax: 086 563 6567. Attorney Ref: M van der Walt - MAT4202. Attorney Acct: JASON MICHAEL SMITH INC ATTORNEYS.

Case No: 25601/2020

Docex: DOCEX 271, JHB

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

**In the matter between: Nedbank Limited; Plaintiff and Jane Mabalane; Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, 182 PROGRESS ROAD, LINDHAVEN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 08 September 2022, in terms of which the following property will be sold in execution on the 23rd of June 2023 at 10h00 by the Sheriff Roodepoort at 182 Progress Road, Lindhaven, to the highest bidder subject to a reserve price in the amount of R650 000.00;

Certain Property: Erf 850 Groblerpark extension 72 Township, Registration Division I.Q., The Province of Gauteng, measuring 309 square metres, held under deed of Transfer No. T34822/2019.

Physical Address: 850 Marlow street, Groblerpark extension 72, Roodepoort.

Zoning: Residential

Magisterial District: Roodepoort

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathrooms, kitchen, 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 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

Rules of this auction are available 24 hours before the auction at the office of the Sheriff Roodepoort, 182 Progress Road, Lindhaven.

The Sheriff Roodepoort will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendant for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00 prior to the sale;

D) Registration conditions: All bidders are required to present their identity document together with proof of residence for FICA compliance.

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, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-05-15.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT67540.

**Case No: 2948/2022**

**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Lindelani Pert Gumedé; Defendant**

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

**2023-06-27, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 12 October 2022, in terms of which the following property will be sold in execution on the 27th of June 2023 at 11h00 by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder subject to such reserve, as set by Court in the amount of R600 000.00:

Certain Property: Section no.23 as shown and more fully described on sectional plan no SS518/2019 in the scheme known as Ventura in respect of the land and building or buildings situate at Maroeladal Extension 69 Township, City of Johannesburg, measuring 80 square metres, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held under deed of Transfer No. ST63530/2019.

Physical Address: 23 Ventura Estate, Cedar avenue west, Maroeladal extension 69.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

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



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

The Sheriff Randburg West will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL:<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00 by EFT;
- D) Registration conditions: no person will be allowed on the premises if they are not FICA and CPA compliant.

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

Dated at RANDBURG, 2023-05-15.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT71245.

**Case No: 4249/2018**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTH AFRICA, Plaintiff and  
AFT PLASTICS PROPRIETARY LIMITED, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-22, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXT 1, KEMPTEON PARK**

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 22 June 2023 at the office of the Sheriff Kempton Park & Tembisa at 5 Anemoon street, Glen Marais EXT 1

1. ERF 205 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 4447 (FOUR THOUSAND FOUR HUNDRED AND FORTY SEVEN) SQUARE METERS, HELD BY DEED OF TRANSFER NO. T000078640/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS.ALSO KNOWN AS: 4 Derrik Road, Spartan, Kempton Park

2. ERF 206 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE GAUTENG, MEASURING 3 990 (THREE THOUSAND NINE HUNDRED AND NINETY) SQUARE METERS, HELD BY DEED OF TRANSFER NO. T000078640/2011, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS.ALSO KNOWN AS: 47 RIGGER ROAD,SPARTAN, KEMPTON PARK.

The sale shall be subject to the following conditions:

1. The property shall be sold by the sheriff of KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS to the highest bidder reservation price of will be communicated with the sheriff at a later stage.

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 there under and the "Rules of Auction", and all other applicable law.

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

## 2. MANNER OF SALE

2.1. The property shall be sold by the Sheriff of Kempton Park & Tembisa, at 5 Anemoon Street, Glen Marais, EXT 1, Kempton Park to the highest bidder without reserve.

2.2. If the sale is subject to a reserve price, then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses 3.1, 4.1 and 5.1; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder will be refunded.

2.3. The sale shall be for South African Rands and no bid of less than R1000.00 (one thousand rands) shall be accepted.

2.4. The execution creditor shall be entitled to cancel the sale at any stage before the bidding starts.

2.5. If any dispute arises about any bid the property may again be put up for auction.

2.6. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties but may be rectified.

2.7. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to in clause 4, the sheriff may refuse to accept the bid of such bidder. All bids will be accepted provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the sheriff's commission.

2.8. On the refusal of a bid under circumstances referred to in clause 2.7, the property may immediately be put up for auction again.

## 3. SIGNING AND CAPACITY

3.1. The purchaser shall, as soon as possible after the sale, and immediately on being requested by the sheriff, sign these conditions of sale.

3.2. If the purchaser purchases in a representative capacity, the purchaser shall disclose the name of the principal or person on whose behalf the property is being purchased.

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

## 4. PAYMENT OF PURCHASE PRICE

4.1. The purchaser shall pay to the sheriff a deposit of 10 % of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer, immediately on the fall of the hammer or in any customary manner and provide proof thereof to the satisfaction of the sheriff.

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

4.3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. Should the purchaser fail to furnish the sheriff with a bank guarantee or fail to pay the balance of the purchase price to the sheriff within the stipulated time period, the sheriff may in his/her sole discretion grant the purchaser a 5-day extension within which to provide the required bank guarantee or make such payment.

4.4. In the event that the purchaser being the execution creditor who is also a consumer exempted in terms of Section 5(2)(b) of the Consumer Protection Act, 68 of 2008, the execution creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of 4.1 and 4.3, except insofar as the purchase price may exceed the total amount as set out in the warrant of execution. The difference between the purchase price and the total amount as set out in the warrant of execution, is to be paid or secured to the sheriff within 21 days from the date of sale, without demand. Such execution creditor shall at the date of registration of transfer provide the sheriff with satisfactory proof that the judgment debtor's account has been credited accordingly.

## 5. SHERIFF'S COMMISSION

5.1. The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:

5.1.1. 6% on the first R100 000.00, and

5.1.2. 3.5% on R100 001.00 to R400 000.00, and

5.1.3. 1.5% on the balance of the proceeds of the sale,

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

## 6. FURTHER COSTS AND CHARGES

6.1. The purchaser shall be liable for and pay, within 10 days of being requested to do so by the appointed conveyancer, the following:

6.1.1. All amounts due to the municipality servicing the property, in terms of section 118(1) of the Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000), for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties that may be due to a municipality;

6.1.2. Where applicable, all levies due to a body corporate in terms of the Sectional Titles Act, 1986 (Act No. 95 of 1986) or amounts due to a homeowners or other association which renders services to the property; and

6.1.3. The costs of transfer, including conveyancing fees, transfer duty or VAT, Deeds Office levies and any other amount necessary for the passing of transfer to the purchaser.

6.2. The purchaser is hereby informed of the following charges:

6.2.1. All amounts due to the municipality in terms of section 118(1) of the Local Government Municipal Systems Act, Act 32 of 2000, estimated at R 20 194.80

6.2.2. Arrears charges payable in terms of the Sectional Titles Act, Act 95 of 1996, estimated at R n/a.

6.3. The purchaser notes that the amounts indicated by the sheriff as owing in respect of clause 6.2 are estimates only. Neither the sheriff nor the execution creditor warrants the accuracy of these estimates. The purchaser shall not be able to avoid his/her/its obligations hereunder, nor will the purchaser have any claims against the sheriff or the execution creditor, arising out of the fact that the amounts actually owing in terms of clause 6.2 are greater than the estimated charges as stated by the sheriff. The actual amounts owing in respect thereof must be paid by the purchaser in terms of clause 6.2.

#### 7. FICA AND SIGNING OF TRANSFER DOCUMENTATION

7.1. The purchaser shall within 5 days of being requested to do so by the conveyancer furnish the conveyancer with all information and documents necessary to enable him or her to comply with the Financial Intelligence Centre Act, 2001 (Act No. 38 of 2001) and draft all necessary documentation.

7.2. Further, the purchaser shall within 5 days of being requested to do so by the conveyancer sign all necessary documentation for the conveyancer to attend to the registration of transfer of the property.

#### 8. COMPLIANCE CERTIFICATES

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

8.2. If required, the purchaser shall at his/her/its own cost obtain a valid Entomologist's certificate.

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

#### 9. POSSESSION, RISK AND OCCUPATION

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

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

9.3. Upon the purchaser taking possession, the property shall be at the risk and profit of the purchaser;

9.4. The execution creditor and the sheriff give no warranty that the purchaser shall be able to obtain personal and/or vacant occupation of the property or that the property is unoccupied;

10. The purchaser shall be solely responsible for ejecting any person or other occupier claiming occupation, including a tenant, at the purchaser's cost. No obligation to do so shall vest in the sheriff and/or the execution creditor.

#### 11. TRANSFER AND LIABILITY FOR DELAY

11.1. The purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with clauses 5 and 6 and, if applicable, clause 9(2), alternatively transfer shall be passed only after the purchaser has complied with the provisions of clauses 4, 5 and 6 and, if applicable, clause 9(2).

11.2. If the transfer is delayed by the purchaser, due to the purchaser failing to comply with clauses 4, 5 and 6 and, if applicable, clause 9(2) within the stipulated time frames, the purchaser shall be liable for interest at

the [fixed/variable] rate of 9.45% nominal per annum compounded daily, on the purchase price, as from the date of the delay.

#### 12. INSURANCE

12.1. The sheriff may demand that any improvements to the property sold shall be immediately insured by the purchaser for their full value, proof of insurance given to the sheriff and such insurance policy kept in force until transfer is registered; and

12.2. Should the purchaser fail to comply with the obligations as set out in clause 11.1 the sheriff may effect the necessary insurance, on behalf of the purchaser, the cost of which insurance shall be for the purchaser's account.

#### 13. TITLE DEED, SERVITUDES AND CONDITIONS OF ESTABLISHMENT

13.1. The property is sold as represented by the Title Deeds and diagram or sectional plan and the sheriff is not liable for any deficiency that may be found to exist. The property is sold as it stands (voetstoots) and without warranty or representation and also subject to all servitudes and conditions specified in the Deed of Transfer, including any real rights reserved in favour of a developer or body corporate in terms of Section 25 of the Sectional Titles Act, No. 95 of 1986. Notwithstanding anything to the contrary hereinbefore contained, the property is sold free from any title conditions pertaining to the reservation of personal servitudes in favour of third parties and in respect of which servitudes preference has been waived by the holder thereof in favour of the execution creditor.

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

13.3. The sheriff and the execution creditor shall not be liable for any deficiency that may be found to exist in the property.

#### 14. CONVEYANCER

14.1. The execution creditor shall appoint the conveyancer to effect transfer of the property to the purchaser. Provided that the sheriff shall be entitled to appoint a new conveyancer should the conveyancer appointed by the execution creditor not proceed timeously or satisfactorily with the transfer.

14.2. The conveyancer's details are as follows:

14.2.1. Name:

14.2.2. Name of firm:

14.2.3. Tel:

14.2.4. Email:

#### 15. SALE SUBJECT TO EXISTING RIGHTS

15.1. Where the Property is subject to a lease agreement and the sheriff is aware of the existence of such tenancy then:

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

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

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

#### 16. JOINT AND SEVERAL LIABILITY

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

#### 17. SURETYSHIP

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

#### 18. CANCELLATION OF SALE AND EVICTION

18.1. If the purchaser fails to carry out any obligation due by the purchaser under these conditions of sale, the sale may be cancelled by a judge summarily on the report of the sheriff after due notice to the purchaser, and the property may again be put up for sale.

18.2. In the event of the circumstances in clause 17 occurring, the purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the sheriff's distribution account, be recovered from the purchaser under judgment of a judge pronounced on a written report by the sheriff, after such purchaser has been given notice in writing that such report will be laid before the judge for such purpose.

18.3. If the purchaser is already in possession of the property, the sheriff may, on notice to affected parties, apply to a judge for an order evicting the purchaser or any person claiming to occupy the property through the purchaser or otherwise occupying the property.

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

#### 19. ADDRESS FOR LEGAL PROCEEDINGS

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

Dated at RANDBURG, 2023-05-30.

Attorneys for Plaintiff(s): MAMATELA ATTORNEYS, OMSA HOUSE, RABIE & AIMEE STREET, FONTAINEBLEAU, RANDBURG, JOHANNESBURG. Telephone: 010 446 9685. Attorney Ref: MR MAMATELA-AFT/IDC-003/18. Attorney Acct: Account Holder: Mamatela Attorneys Incorporated Bank: FNB Account: 62468718013, Branch: 250455.

**Case No: 16306/2022**

**Docex: 31**

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Winskor 180 Pty Ltd, First Defendant and Devan van Niekerk Second Defendant**

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

**2023-06-28, 10:00, Sheriff Pretoria East, 820 Pretorius Street (entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria**

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 without reserve at the office of the Sheriff Pretoria East, Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape street, Arcadia), Pretoria, on 28 June 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria East, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 6 (Portion of Portion 1) of the Erf 977 Lynnwood Township,  
Registration Division I.R., Province of Gauteng, Measuring 561 Square metres, Held by  
Deed of Transfer No. T103648/2006

Street Address: Portion 6 (Portion of Portion 1) of the Erf 977 Lynnwood Township, also known as 471B The Wishbone South Street, Lynnwood, Pretoria, Gauteng Province

Zone: Residential

Improvements: Nothing guaranteed in this regard: Dwelling consisting of: STILL TO BE ANNOUNCED

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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/5497.

**Case No: 49776/2020**

**Docex: 31**

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Dingumuzi Ntandabuzo Ndlovu, First Defendant and Bongekile Avis Ndlovu, Second Defendant,**



## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 11:00, Sheriff Randburg South West, Unit 7, 1st Floor, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall**

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, by Court Order dated 8 April 2022, at the office of the Sheriff Randburg South West, Unit 7, 1st Floor, Burnside Island Office Park, 410, Jan Smuts Avenue, Craighall, on 29 June 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Randburg South West, 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: Section no.42 as shown and more fully described on Sectional Plan No. SS 602/2006 in the scheme known as La Surrey in respect of the land and building or buildings situate at Erf 687 Ferndale Township, Local Authority City of Tshwane Metropolitan Municipality, of which the floor area, according to the said Sectional Plan is 154 square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. Held by Deed of Transfer no. ST 164005/2007

Street Address: Section No. 42 La Surrey situate at Erf 687 Ferndale Township, also known as 42 La Surrey, 357(359) Surrey Avenue, Ferndale, Randburg, Gauteng Province

Zone: Residential

Improvements: Nothing guaranteed in this regard:

Unit consisting of: 3 x bedrooms, 1 X bathroom, open plan lounge / kitchen,

Pavement, Electric Fencing, Fencing - Concrete, Outer Wall Finishing -

Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles

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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 StamVrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10095.

**Case No: 4851/2019**

**Docex: 31**

## IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division, Middelburg(Local Seat)]

**In the matter between: Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Bongani Samuel Lukhele, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, corner of Gordon Road & Francois Street, Witbank (Emalahleni)**

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, Mpumalanga Division Middelburg (Local Seat), as set Court Order dated 27 July 2020 at the office of the Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, cnr Gordon Road & Francois Street, Witbank (Emalahleni) on 28 June 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Witbank (Emalahleni), 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: (a) Section no. 9 as shown and more fully described on Sectional Plan No. SS5/2010 in the scheme known as Ridge View Farm Village 2 in respect of the land and building or buildings situate at Erf 1855 Reyno Ridge Extension 25 Township, Local Authority: Emalahleni Local Municipality of which section the floor area, according to the said Sectional Plan is 80 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. ST1164/2013

Street Address: Section 9 Ridge View Farm Village 2 situate at Erf 1855 Reyno

Ridge Extension 25 Township, also known as Unit 9 (Also Door 9) Ridge View  
Farm Village 2(4), Reyno Ridge Extension 25, Mpumalanga Province  
Zone : Residential

Nothing guaranteed in this regard:

Improvements: a Unit consisting of: 2 x bedrooms, 1 x bathroom, 1 x kitchen, 1 x lounge, 1 x carport

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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9861.

**Case No: 20997/2014**

**Docex: 31**

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

**In the matter between: Absa Bank Limited (1986/004794/06), Plaintiff and Kevin Morgan, Defendant**

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

**2023-06-28, 09:00, Sheriff Lenasia North, No. 5 2nd Avenue, cnr Station Road, Armadale (known as Viking)**

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 Local Division, Johannesburg, as per Court Order dated 8 March 2023 at the office of the Sheriff Lenasia North at No. 5 2nd Avenue, cnr Station Road, Armadale (known as Viking) on 28 June 2023 at 09:00 to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Potchefstroom, 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 4738 Eldorado Park Extension 4 Township, Registration Division: I.Q., Province of Gauteng, Measuring 333 square metres, Held by Deed of Transfer T 74709/2007

Also Known as: Erf 4738 Eldorado Park Extension 4 Township, also known as 52 Potjiesberg Crescent, Ext 4, EldoradoPark, Gauteng Province

Zone: Residential

Improvements:

Nothing guaranteed in this regard:

Dwelling consisting of : 1 x lounge, 1 x kitchen, 3 x bedrooms, 2 x bathrooms

Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee of R50 000.00 is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 1.1 Proof of residential address.

Dated at Pretoria, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/0843.

**Case No: 7029/2020**

**Docex: 31**

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

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Philani Pitso Vundla Defendant**

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

**2023-06-29, 10:00, Sheriff Soweto West, 2241 Cnr Rasmeni & Nkopi Street, Protea North**

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 14 October 2020, at the office of the Sheriff Soweto West, 2241 cnr Rasmeni & Nkopi Streets, Protea North on 29 June 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Soweto West, 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 4167 Protea Glen Extension 3 Township, Registration Division I.Q., Gauteng Province, Measuring 245 square metres, Held by Deed of Transfer no. T 68512/2005

Also known as: Erf 4167 Protea Glen Extension 3 Township, also known as 4167(5) Isixaxabesha Street, Protea Glen Extension 3, Gauteng Province

Zoned: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of : 1 x lounge, 1 x bathroom, 1 passage, 3 x bedrooms, 1 x kitchen, Tile Roof, Brick Wall fencing, Single building,

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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val De Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9857.

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**Case No: 40042/2021**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and  
Tambudzani John Mutheiwana, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-28, 10:00, Sheriff Randfontein, 19 Pollock Street, Randfontein**

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 of R555 698.70 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 26 April 2022 at the office of the Sheriff Randfontein on 28 June 2023 at 10:00 at 19 Pollock Street, Randfontein, to the highest bidder. Full conditions of sale can be inspected at the Sheriff Randfontein's office, at the same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Portion 2 of Erf 1633 Greenhills Extension 3 Township, Registration, Division: I.Q., The Province of Gauteng, Measuring: 322 Square metres, Held by Deed of Transfer No. T 46722/2014

Street address: Portion 2 of Erf 1633 Greenhills Extension 3 Township, also known

As 22 B Sidney Carter Street, Greenhills, Randfontein, Gauteng Province,

Zone: Residential

Nothing guaranteed in this regard:

Improvements: 3 x bedrooms, 2 x bathrooms, lounge, kitchen, double garages, Tile

Roof, pavement.

Take note of the following requirements for all prospective buyers: 1. As required by the 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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10211.

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**Case No: 4570/2019**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

[Mpumalanga Division, Middelburg(Local Seat)]

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (2003/029628/07) First Plaintiff, Absa Bank Limited (1986/004794/06), Second Plaintiff and Zenzelenimaswazi Ernest Zulu, First Defendant and Mmakgotso Magdelina Mokoena, Second Defendant**

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

**2023-06-28, 10:00, Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, corner of Gordon Road & Francois Street, Witbank (Emalahleni)**

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, Mpumalanga Division Middelburg (Local Seat), as per Court Order dated 5 December 2022 at the office of the Sheriff Witbank (Emalahleni), Plot 31, Zeekoewater, cnr Gordon Road & Francois Street, Witbank (Emalahleni) on 28 June 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Witbank (Emalahleni), 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 325 Witbank Extension Township, Registration Division: J.S., Province of Mpumalanga, Measuring 2018 Square metres, Held under Deed of Transfer no. T7192/2016

Street Address: Erf 325 Witbank Extension Township, known as 45 Plumer Street, Witbank, Mpumalanga Province

Zone : Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: 3 x bedrooms, A corrugate iron roof, 5 x bedrooms, 3 x bathrooms/2 Showers, kitchen, open plan lounge/dining room area, 1 x garage, 3 x outside rooms 3 (joined to the house with toilets), 1 x bathroom, 1 x

shower, Fencing Brick Walls 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, 2023-05-31.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/0764.

**Case No: 2378/22P**

**Docex: 031 5369700**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, FIRST PLAINTIFF and ABSA BANK LIMITED, SECOND PLAINTIFF and S C NGWENYA, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-06-21, 10H00, AT THE SHERIFF OFFICE, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on Wednesday, 21ST JUNE 2023 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, Subject to a reserve amount of R450 000.00. DESCRIPTION: A UNIT CONSISTING OF - (a)SECTION NO.1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS251/2010, IN THE SCHEME KNOWN AS NALEDI, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT NEWCASTLE, NEWCASTLE MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 51(FIFTY ONE) SQUARE METRES IN EXTENT; AND (b)AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO ST31938/2019 SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. PHYSICAL ADDRESS: UNIT 1 NALEDI, 52 AQUAMARINE DRIVE, SUNNYRIDGE, NEWCASTLE, KWAZULU-NATAL. MAGISTERIAL DISTRICT: NEWCASTLE IMPROVEMENTS: MAIN BUILDING: SINGLE STORY ATTACHED, WALLS BRICK/BLOCK AND ROOF CORRUGATED IRON, FLOORS HAVE TILES CONSISTING OF: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOM, AND 1 TOILET. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and

Conditions of Sale may be inspected at the Sheriff's Office, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R100.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff NEWCASTLE. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 15 VANDERBIJL STREET, UNIT 7, NEWCASTLE.

Dated at UMHLANGA ROCKS, 2023-05-15.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRLCE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT14057.

**Case No: 493/2013**

**Docex: 2**

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  
CHERANGANI TRADE & INVEST 67 (PTY) LTD (REGISTRATION NR: 2006/034860/07), Defendant**

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

**2023-06-21, 10H00, The Sheriff Bloemfontein West, Nr 6 Third Street, Bloemfontein**

In execution of a judgment of the High Court of South Africa (Free State Division, Bloemfontein) in the abovementioned suit, a sale without reserve will be held at 10H00 on 9TH NOVEMBER 2022 at the offices of the THE SHERIFF BLOEMFONTEIN EAST at NR 6 THIRD STREET, BLOEMFONTEIN of the undermentioned property of the Defendants on the conditions to be read out by the auctioneer at the time of the sale and which conditions may be inspected at the offices of the Sheriff at NR 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN: PORTION 1 OF THE FARM ZUURFONTEIN, NR 266, BLOEMFONTEIN, PROVINCE FREE STATE HELD BY DEED OF TRANSFER NO. T8581/2007. HELD by CHERANGANI TRADE & INVEST 67 (PTY) LTD situated at PORTION 1 OF THE FARM ZUURFONTEIN 266, BLOEMFONTEIN. THE PROPERTY IS ZONED: Agricultural Farm. The following information is furnished in the improvements, though in this respect nothing is guaranteed: The proposition involves a small uneconomic sized farm ±35 km east of Bloemfontein. Farm buildings include a former abattoir and older type residential dwelling with stores and outbuildings. The dwelling is occupied with solar panels installed on the roof. The homestead is in a reasonable condition. The land is in irregular shape with a number of topographical features. The farm has a rather flat topography with limited height differences. An intermittent stream traverses the centre of the Farm and provides for good quality grazing. The soils consist of sandy loam type with a marked clay accumulation. The soils are of medium / marginal potential type that is mainly planted to supplement feed. The natural grazing on the farm mainly consists of mixed sweet and sour vegetation with ample palatable pastures to sustain the amount of livestock on the farm. The grazing comprises open plains with vlei/marshy areas interspersed. TERMS: Ten per cent 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 or other acceptable guarantee to be furnished to the Sheriff within 21 days from the date of sale. Should the property be bought by the first bondholder, the cash payment of 10% need not be made. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. The 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 defendants for money owing to the Plaintiff. The conditions of sale will lie open for inspection during business hours at the offices of the Sheriff of the High Court, NR 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN or at the execution plaintiff's attorneys. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgment obtained in the above Court, Rules of this auction is available 24 hours foregoing the sale at the office of the Sheriff, Registration as a buyer, subject to obtain conditions is required i.e. 1. Directions of the CONSUMER PROTECTION



ACT 68 OF 2008 as Amended, (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> 2. Fica-legislation i.r.o. identity & address particulars, 3. Payment of registration monies 4. Registration conditions. The office of the Sheriff Bloemfontein East will conduct the sale with auctioneer P Roodt or M Roodt, or his/her deputy. Advertising costs at current publication tariffs & sale costs according court rules will apply. SHERIFF OF THE HIGH COURT for the district of BLOEMFONTEIN Advertiser: ATTORNEYS FOR PLAINTIFF PHATSHOANE HENNEY INC. 35 MARKGRAAFF STREET WESTDENE, BLOEMFONTEIN TEL NR 051 400 4076 EMAIL : tracyp@phinc.co.za REF: JP OTTO/ABS131/0155

Dated at BLOEMFONTEIN, 2023-05-23.

Attorneys for Plaintiff(s): PHATSHOANE HENNEY ATTORNEYS, 35 MARKGRAAFF STREET, BLOEMFONTEIN. Telephone: 051 400 4000. Attorney Ref: ABS131/1458.

**Case No: 2019/39218**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and RAMONYAKE RAMONGALO, Defendant**

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

**2023-06-21, 10:30, SHERIFF OF THE HIGH COURT NIGEL, 74 VON GEUSAU STREET, NIGEL**

The property which, on 21st of JUNE 2023 at 10H30, will be put up to auction at 74 VON GEUSAU STREET NIGEL, in respect of an order/s granted on the 19TH OF JANUARY 2022 consists of:

PROPERTY: PORTION 1 OF ERF 1072 SHARON PARK EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE FO GAUTENG

IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE HLANGANANI VILLAGE HOME OW OWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2007/007125/08

HELD BY DEED OF TRANSFER NO. T54365/15

ALSO KNOWN AS: 57 COCKATOO STREET, SHARON PARK EXT 2

IMPROVEMENTS: 2 BEDROOMS, 1 BATHROOM, LOUNGE, KITCHEN (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 290 500.00

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 2.6, the property may immediately be put up for auction again.

Dated at JOHANNESBURG, 2023-05-29.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Telephone: 010 448 0609. Attorney Ref: M01410.

**Case No: 2021/9957**

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and MONIQUE LAGRACIA BADENHORST, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, SHERIFF OF THE HIGH COURT ROODEPOORT, 182 PROGRESS ROAD LINDHAVEN ROODEPOORT**

The property which, on 23RD of JUNE 2023 at 10H00, will be put up to auction at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT in respect of an order/s granted on the 17TH OF OCTOBER 2022 consists of:

PROPERTY: A Unit consisting of-

(a) Section No. 23 as shown and more fully described on Sectional Plan No. SS42/1985, in the scheme known as KATHERINE COURT in respect of the land and building or buildings situated at FLORIDA EXTENSION 8 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 112 (ONE HUNDRED AND TWELVE) SQUARE METRES in the extent; and

HELD BY DEED OF TRANSFER NUMBER ST10077/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

ALSO KNOWN AS: UNIT 23 KATHERINE COURT, 2226 ALBERTINA SISULU

IMPROVEMENTS 2 BEDROOMS, 1 BATHROOM, 1 LOUNGE, KITCHEN (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 390 250.00.

2.2. If the sale is subject to a reserve price then should the highest bid be less than the reserve price, the highest bid will be provisionally accepted subject to the purchaser complying with clauses in the Conditions of Sale; and confirmation by the court. Should the sale not be confirmed by the court all amounts paid by the highest bidder, will be refunded.

2.3. The sale shall be for South African Rands and no bid of less than R1000.00 (one thousand rands) shall be accepted.

2.4. The execution creditor shall be entitled to cancel the sale at any stage before the bidding starts.

2.5. If any dispute arises about any bid the property may again be put up for auction.

2.6. If the sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties but may be rectified.

2.7. If the sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price referred to in clause 4, the sheriff may refuse to accept the bid of such bidder. All bids will be accepted provisionally until the bidder satisfies the sheriff that such bidder is able to pay the deposit and the sheriff's commission.

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 JOHANNESBURG, 2023-05-29.

Attorneys for Plaintiff(s): HARRINGTON JOHNSON WANDS ATTORNEYS, DESIGN QUARTER, BUILDING 1, 2ND FLOOR, CNR WILLIAM NICOL & LESLIE AVENUE, FOURWAYS. Telephone: 010 448 0609. Attorney Ref: M01170.

**Case No: 2830/2022 C/T**

**Docex: (021) 418-5566**

IN THE MAGISTRATE'S COURT FOR  
(THE DISTRICT OF THE CITY OF CAPE TOWN SUB-DISTRICT CAPE TOWN HELD AT CAPE TOWN)  
**In the matter between: PEPPER CLUB BODY CORPORATE – Plaintiff and OBANOMA INVESTMENTS CC - Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-06-22, 10:00, 1701 PEPPER CLUB HOTEL AND SPA, CNR OF LOOP AND PEPPER STREETS, CAPE TOWN**

In pursuance of a judgment granted on the 7th October 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 22 June 2023, at 10:00am, by the Sheriff of the Court, Cape Town West, at 1701 Pepper Club Hotel and Spa, Cnr of Loop and Pepper Streets, Cape Town to the highest bidder

Description: Section Number 158 as shown and more fully described on Sectional Plan SS 96/2010 in the scheme known as Pepper Club in respect of the land and buildings situated at Cape Town, in the City of Cape Town

In extent: 73 (seventy three) square metres

Held by: Deed of Transfer no. ST 13317/2010

Address: Known as 1701 Pepper Club Hotel and Spa, Cnr Loop and Pepper Streets, Cape Town

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 Sheriff, Cape Town West

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 R15,000.00cash (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 the 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 : Plastered semi-detached house with tiled roof consisting of two (2)bedrooms, one (1) bathroom, lounge, kitchen, TV room, dining room, burglar bars, eye level oven, electric gate, build-in cupboards and single garage

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.

7. 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 Cape Town West (021) 0074636

Dated at Cape Town, 2023-05-24.

Attorneys for Plaintiff(s): BRIAN LUTZNO KRAUS & ASS., Suite 302, The Landing, 20 Lower Burg Street, Cape Town. Email: [jeff.lutzno@mweb.co.za](mailto:jeff.lutzno@mweb.co.za). Telephone: (021) 418-5566. Attorney Ref: JH/lk/P203. Attorney Acct: P203

**Case No: 1827/2021**  
**Docex: 30 Cape Town**

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

**In the matter between: FINBOND MUTUAL BANK, Plaintiff and DENO VAN ADAMS AND KATHLEEN ADAMS Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-20, 12H00, UNIT 12, ANTERAMA PARK, BORSSENBERG STREET, DAL JOSAFAT, PAARL**

IN EXECUTION of a judgment of the HIGH COURT OF SOUTH AFRICA in the abovementioned suit, a sale will be held at the address of the Sheriffs Storage Facility being UNIT 12, ANTERAMA PARK, BORSSENBERG STREET, DAL JOSAFAT, PAARL on Tuesday, the 20th of JUNE 2023 at 12:00 of the under mentioned property of the execution debtor on the conditions to be read out by the Auctioneer at the time of sale, which conditions will lie for inspection, prior to the sale at the office of the Sheriff Paarl at 12 Castle Street, Lemoenkloof, Paarl.

ERF: 52317153 (PORTION of ERF 16017) PAARL, IN THE DRAKENSTEIN MUNICIPALITY, IN THE PROVINCE OF THE WESTERN CAPE

IN EXTENT :580 (FIVE HUNDRED AND EIGHTY) SQUARE METRES

SITUATE AT: 10 ROBERTSON STREET, CHARLSTON HILL, PAARL

HELD UNDER: TITLE DEED NO T64938/1990

The property is reported to be a brick dwelling comprising of 2 bedrooms, a bathroom and a kitchen.

Nothing is guaranteed.

TERMS: The property shall be sold Voetstoots by the Sheriff to the highest bidder subject to a reserve price, of R660 000.00, (SIX HUNDRED AND SIXTY THOUSAND RANDS), as stipulated in the order of court, and an amount of R950.00, (NINE HUNDRED AND FIFTY RANDS), owing to the local authority, in terms of Court Rule 46(5)(a). 10% of the purchase price in cash on the date of sale. The balance together with interest on the full purchase price calculated and capitalized monthly in advance from the date of sale to date of registration of transfer, both days inclusive, at the rate currently charged by the existing bondholder on advances equivalent to the purchase price, shall be secured by a bank or building society or other acceptable guarantee, to be approved by the Attorneys, to be furnished to the Sheriff within 21 (TWENTY ONE) days of the date of sale.

Dated at CAPE TOWN, 2023-05-23.

Attorneys for Plaintiff(s): JEFF GOWAR INC, 3rd Floor, Piazza on Church Square, 39 Adderley Street, Cape Town; PO Box 1617 Cape Town 8000. Telephone: 021 461 9771. Attorney Ref: SPH/as/9869.

**Case No: 35001/2022**

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

**In the matter between: PARK ROYAL BODY CORPORATE (SS NO: 219/2016) - Applicant and LEKOMA MAKHANANE JOHANNA (ID NO: 840820 1087 08 4) - First Respondent, LEKOMA EMMANUEL TEBOGO (ID NO: 831014 5534 08 2) - Second Respondent, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Third Respondent and SB GUARANTEE CO RF PTY LTD - Fourth Respondent**

AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-23, 10:00, Sheriff Roodepoort, 182 Progress Road, Lindhaven, Roodepoort**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 20 January 2023, the property listed below will be sold in execution by the Sheriff Roodepoort, on the 23 June 2023 at Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort, at 10:00 to the highest bidder.

PROPERTY:

1. UNIT 23 in the scheme known as PARK ROYAL, WITH SCHEME NUMBER 219/2016, under Title Deed ST50634/2016, which is better known as UNIT 23 PARK ROYAL, VINTAGE ROAD, WILGEHEUWEL, ROODEPOORT, in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 81 (Eighty One square meters) sqm. in extent; and

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

3. Held by Deed of Transfer ST50634/2016.

ALSO KNOWN AS: UNIT 23 PARK ROYAL, VINTAGE ROAD, WILGEHEUWEL, ROODEPOORT.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: 2 x Bedrooms; 1.5 x Bathrooms; TV-Livingroom; Diningroom; Lounge; 1 x Garage; Kitchen; Fencing - Brick; Outerwall finishing: Facebrick; Roof finishing: Tiles; Inner floor finishing: Tiles

#### THE CONDITIONS OF SALE

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Roodepoort within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Roodepoort, 182 Progress Road, Lindhaven, Roodepoort.

Dated at ROODEPOORT, 2023-05-09.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Attorney Ref: VO/rc/PR1/0015.

**Case No: 3405/2019**

**Docex: Docex 16, Port Elizabeth**

IN THE HIGH COURT OF SOUTH AFRICA

(Eastern Cape Division, Gqeberha)

**In the matter between: Nedbank Ltd, Plaintiff and Jakobus Petrus Delpont NO, First Defendant, Minda Delpont NO, Second Defendant, Tinus Goosen NO, Third Defendant and Jakobus Petrus Delpont, Fourth Defendant**

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

**2023-06-26, 11:00, By the Sheriff, Knysna, at 8 Church Street, Knysna**

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): BLC Attorneys, 4 Cape Road, Central, Gqeberha. Telephone: 0415063700. Fax: 0415821429. Attorney Ref: Mr L Schoeman/W Dye/. Attorney Acct: K52769.



Case No: 13808/2020

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PTY LIMITED (First Plaintiff) and ABSA BANK LIMITED (Second Plaintiff) and HORIZON HD DEVELOPMENT EST2015 (PTY) LTD, Registration Number 2016/093473/07 (First Defendant) and DATHAN KYLE HENDRICKS, Identity Number 911227 5225 08 8 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-06-29, 10:00, AT THE SHERIFF'S OFFICE, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

1. Property: 11 Gerrits Street, De Kuilen, Kuils River
2. Domicile: 2 Washington Close, Jagtershof, Kuils River
3. Residential: 11 Gerrits Street, De Kuilen, Kuils River

In execution of a judgment of the above honourable court dated 8 May 2021, the undermentioned immovable property will be sold in execution on THURSDAY, 29 JUNE 2023 at 10:00 at the SHERIFF'S OFFICE, 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER

ERF 1104 KUILS RIVER, in the City of Cape Town, Division Stellenbosch, Western Cape Province;

In Extent : 471 square metres

Held by Deed of Transfer No T26948/2019

ALSO KNOWN AS: 11 GERRYTS STREET, DE KUILEN, KUILS RIVER

## CONDITIONS OF SALE:

1. The sale is subject to:
    - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
    - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
    - 1.3 Payment of registration fee of R15,000.00 (refundable) in cash or bank guaranteed cheque.
  2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
  3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of: LOUNGE, KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS, 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, KUILS RIVER SOUTH and at the offices of the undersigned.
  5. Advertising costs at current publication rates and sale costs according to court rules apply.
- Dated at Tyger Valley, 2023-05-31.
- 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/ZA9982.

**PAUC****PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS****Vans Auctioneers****In Liquidation: Henria Beleggings CC, Registration Number: 1992/023080/23****(Master's Reference: T1805/16)****ATTENTION RESIDENTIAL & DEVELOPMENT BUYERS!! 2400m<sup>2</sup> DUAL OPPORTUNITY IN WATERKLOOF RIDGE!!****2023-06-20, 11:00, 301 Orion Avenue, Waterkloof Ridge, Pretoria****AUCTION DATE: TUESDAY, 20 JUNE 2023****AUCTION OF: 301 ORION AVENUE, WATERKLOOF RIDGE, PRETORIA****Auctioneers Note:**

With some TLC this property can be restored as a lovely home in this sought after suburb!!

**OR**

Ideal location to develop!!

Erf size: ± 2 449 m<sup>2</sup>

Current Improvements:

Entrance hall, lounge &amp; dining room, TV room, Kitchen, pantry &amp; separate scullery, Study, 3 bedrooms with 2 bathrooms (1 en suite), 1 domestic toilet, Double garage, single garage and carport, Entertainment area &amp; swimming pool

10% deposit plus buyer's commission: Bidders to register &amp; 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, Coudersport 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: Chanél Tame.**Park Village Auctions,****Sorac Import & Export CC (in liquidation)****(Master's Reference: G1881/2010)**

Timed Online Auction

**2023-06-12, 10:00, 38 Louise Way, Kelvin (Portion 12 of Erf 84 - measuring 1784 square metres)**

Timed online auction commencing at 10:00am on Monday 12 June, 2023

Closing at 10:00am on Thursday 15 June, 2023

Part single, part double storey residential dwelling comprised of an entrance foyer, lounge, dining room, kitchen, three bedrooms and two (2) bathrooms (one en-suite with dressing room). A passage from the kitchen gives access to a fourth bedroom and bathroom, double garage with storeroom with a home office and study located on the Upper Level above the garages. Patio, thatched entertainment lapa with built in braai and swimming pool.

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: -

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**Park Village Auctions**  
**LNG Consulting (Pty) Ltd (in liquidation)**  
**(Master's Reference: G1225/2022)**

AUCTION NOTICE

**2023-06-13, 11:00, Unit 182 "Tinza Lifestyle Estate" Security Complex, Forest Drive, Lonehill Ext 89, Fourways (Unit measuring 49 square metres)**

First Floor sectional title unit comprising open plan kitchen cum lounge, one bedroom and a bathroom, balcony and allocated parking bay.

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: -

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**Asset Auctions (Pty) Ltd**  
**The Vaal Materials Company (Pty) Ltd (In Liquidation)**  
**(Master's Reference: G00036/2022)**

**TIMED ONLINE AUCTION**

**2023-06-13, 10:00, Rosslyn Pretoria**

Acting on instructions from Liquidators in the matter of The Vaal Materials Company (Pty) Ltd (In Liquidation) MRN G00036/2022 we will sell by way of public auction the following

Live Webcast Auction: Tuesday 13 June 2023 from 10h00 to Thursday 15 June 2023 at 12h00

Cement Plant in Rosslyn, Pretoria - Weighhopper with a conveyor belt, 2 Ton Cement Hopper with load cells, 2 x Screw Conveyors, 2 x 100 Ton Silos with bag filters, 200L Belt Drive Compressor, 20 x Concrete Moulds, Batching Panel, 1000L Water Tank, Furnished 12m Mobile office

Viewing: By appointment with the auctioneer.

Auction Terms: R5 000.00 Refundable deposit on registration by way of EFT. ID document & proof of residence required for FICA

Dean Baldwin, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](http://www.assetauctions.co.za). Email: [dean@assetauctions.co.za](mailto:dean@assetauctions.co.za). Ref: 2836

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**Van's Auctioneers**  
**Performance Through Science Coaching (Pty) Ltd: T876/2021; Boshoff Brands (Pty) Ltd: T1761/2021**  
**(Master's Reference: )**

**AUCTION NOTICE**

**2022-05-03, 08:00, Plot 164, Sefako Makgatho Dr, Kameeldrift East, Pretoria**

Butchery equipment including fridges, band saws, stainless steel worktables, steel shelves, cement mixer, office furniture, conference tables, single & double door display fridges, school desks & chairs, computer equipment, lights, examination beds, M/Benz C230, BMW X3, Hyundai H1 minibus, Mitsubishi Colt, Toyota Land Cruiser 100 GX, John Deere & Landini tractors Toyota Fortuner 3.0 D-4D & more!!

Reg. Fee.R10 000.00 10% Com + VAT applicable.

A Du Toit, A Du Toit. Tel: 079 877 7998. Fax: 0865564233. Web: -. Email: [bslservice.moveables@gmail.com](mailto:bslservice.moveables@gmail.com). Ref: -

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**Van's Auctioneers**

**Financial Institution Auction - Unlimited Livestock CC (In liquidation), Registration number: 2005/057113/23  
(Master's Reference: T883/22)**

**PRIME CROP FARM LAND WITH CATTLE FEED LOT & WATER RIGHTS - HUGE INFRASTRUCTURE  
2023-06-21, 12:00, ONLINE BIDDING: 12:00, 20-21 JUNE. BID AND REGISTER: [www.vansauctions.co.za](http://www.vansauctions.co.za).  
AUCTION OF: REMAINING EXTENT AND PORTION 11 OF FARM KATBOSCHFONTEIN 22, MPUMALANGA**

Total extent: ± 409,5 ha

Land use & improvements:

Irrigation land ± 191 ha; irrigable land ± 100 ha & dry-land and natural grazing ± 100 ha

Feed mixing plant (± 1 650 m<sup>2</sup>); Fodder stores (± 1 400 m<sup>2</sup>); Feedlots x 2 (± 6 300m<sup>2</sup> & 2 500 m<sup>2</sup>)

Stock handling facilities; Dairy cow receiving pens; Calf pens

Weigh bridge

Dairy (± 1 650 m<sup>2</sup>)

Silage pit

Sheds and stores

Water & diesel tanks

Other improvements:

4 Houses: Main house (± 950 m<sup>2</sup>) with swimming pool and tennis court

3 other houses (± 190m<sup>2</sup>, ± 280 m<sup>2</sup> & ± 360 m<sup>2</sup>)

Office building with:

Workshops and stores (± 540 m<sup>2</sup>) & generator room

Implement lean-to x 2 (± 1 925 m<sup>2</sup> & ± 2 480 m<sup>2</sup>)

Water & registration: Registered borehole: 266640 m<sup>3</sup> per annum. (Registered, still to be verified); Registered dam: 1000 m<sup>3</sup>

Quarry with water.

Auctioneers Note: Ideal crop farm in the heart of fertile Delmas area!!

R250 000 refundable registration fee; 10% deposit & Buyer's commission plus VAT: Bidders must register and provide proof of identity and residence. Regulations of the Consumer Protection Act: [www.vansauctions.co.za](http://www.vansauctions.co.za) Auction rules can be viewed at

36 Gembok Street, Koedoespoort, Pretoria. Tel 086 111 8267 | Auctioneer: Anton Shand

Mariska, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267. Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za). Ref: Mariska

**In2Assets Properties Pty Ltd****Ngala Mining and Construction (Pty) Ltd**

**(Master's Reference: G41/2021)**

**AUCTION NOTICE**

**2023-06-22, 11:00, The Mount Edgecombe Country Club, Gate 2, 1 Golf Course Drive, Mount Edgecombe**

Liquidation: Development site | Extent: ± 48 083 m<sup>2</sup> | ± 132 Plot and Plan Opportunities | Adjacent to Highlands Estate | Opposite Curro's Meridian School

The property is situated in the heart of the rural residential suburb of Madadeni, in the greater Newcastle area. Newcastle is the third largest city and urban centre in KwaZulu-Natal, South Africa. It is located in the North West corner of the province along the Ncandu River and is moderately industrial.

This site is sized at 48 083 m<sup>2</sup> of vacant land. The land is flat and level which is "shovel ready" for commencement of construction. The civil services still need to be installed for the individual plots.

The previous developer had designed a scheme of 132 individual plots consisting of 4 basic house types. This included 2- and 3-bedroom homes with adequate living and parking space.

The complex envisioned having a secure entrance with a guard house and electric fencing all around. No plans have been submitted or approved; hence the scheme can be re-designed according to the preferences of the new developer.



The suburb is in walking distance to the Curro Meridian School as well as the Meadowlands Estate development. The Shoprite Convenience Centre is mere  $\pm 2.6$  km away or a 5-minute drive and the Madadeni Provincial Hospital is situated  $\pm 3.1$  km away.

Conditions: R 50 000.00 refundable registration deposit by EFT. Strictly NO CASH.

The Conditions of Sale / Rules of Auction may be viewed at: Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge.

Muhammad Ali, Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Tel: 0861 444 769. Fax: 031 574 7601. Web: [www.in2assets.com](http://www.in2assets.com). Email: [alim@in2assets.com](mailto:alim@in2assets.com). Ref: -

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