



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 698

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No. 49071

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** **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: 16556/2022

Docex: DOCEX 120, PRETORIA

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

In the matter between: **SB GUARANTEE (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and MANKILENG CHARLOTTE TWALA (ID NUMBER: 730328 0619 08 2) - FIRST JUDGMENT DEBTOR and JOSHUA MOLATO TWALA (ID NUMBER: 690620 5598 08 1) - SECOND JUDGMENT DEBTOR**

### NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, NR 91 GENERAL HERTZOG STREET, THREE RIVERS**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R450,000.00, will be held by the Sheriff VEREENIGING, at NR 91 GENERAL HERTZOG STREET, THREE RIVERS on THURSDAY the 17TH of AUGUST 2023 at 10H00 of the undermentioned property of the Judgement Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff VEREENIGING during office hours: ERF 2591 SAVANNA CITY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASSURING 359 (THREE HUNDRED AND FIFTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T72581/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EMFULENI. ALSO KNOWN AS: 2591 GALA CRESCENT, SAVANNA CITY EXTENSION 1, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling house consisting of: Tiled roof; 2 bedrooms, kitchen, lounge, dining, toilet/bathroom, Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://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 of R10,000.00 (in cash); (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF VEREENIGING'S OFFICES, NR 91 GENERAL HERTZOG STREET, THREE RIVERS. TELEPHONE NUMBER: (016) 100-9000.

Dated at PRETORIA, 2023-07-25.

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/DG40321.

Case No: 6240/2021

Docex: DOCEX 120, PRETORIA

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

In the matter between: **SB GUARANTEE (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and EZEKIEL OUPA BERETA (ID NUMBER: 780529 5687 08 6) - FIRST EXECUTION DEBTOR and THEMBI JOHANNA BERETA (ID NUMBER: 870905 0851 08 6) - SECOND EXECUTION DEBTOR**

### NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R938 000.00, will be held by the Sheriff KEMPTON PARK & TEMBISA, at 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK on THURSDAY the 17TH AUGUST 2023 at 10H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff KEMPTON PARK & TEMBISA during office hours: ERF 859 BIRCHLEIGH NORTH EXT 2 TOWNSHIP, REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG, MEASURING: 992 (NINE HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER T23550/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EKURHULENI NORTH. ALSO KNOWN AS: 13 WAAIGRAS STREET, BIRCHLEIGH NORTH EXT 2, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 5 bedrooms, 3 bathrooms, Lounge, Dining room, Study, Kitchen, Garage, Carport, Lapa and swimming pool. 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 R20,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF KEMPTON PARK & TEMBISA'S OFFICES, 5 ANEMOON STREET, GLEN MARAIS EXT 1, KEMPTON PARK. TELEPHONE NUMBER: (011) 394- 5641.

Dated at PRETORIA, 2023-07-25.

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/DG39850.

**Case No: CA15617/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

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

Sale In Execution

**2023-08-22, 10:00, 89 Gie Road, Table View**

In execution of judgment in this matter, a sale will be held on TUESDAY, 22 AUGUST 2023 at 10h00 at 89 GIE ROAD, TABLEVIEW, of the immovable property described as:

ERF 13759 Milnerton, in the City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 569 Square Metres,

Held under Deed of Transfer No: T 74211/1988

ALSO KNOWN AS: 89 Gie Road, Table View, 7441;

IMPROVEMENTS (not guaranteed): Property is a plastered house under a tiled roof consisting of: 3 x bedrooms, 1 and ½ bathrooms, lounge, kitchen, dining room, and single garage. Property is zoned residential and has burglar bars, safety gates and alarm.

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

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

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

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

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



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

7. The auction will be conducted by the Sheriff: Ms. AJL Tobias .

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 R15 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 Cape Town North Sheriff at 89 Gie Road, Table View, subject to a reserve price of R1 142 764.83.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 17, Killarney Gardens, 24 hours prior to the auction.

Dated at Cape Town, 2023-05-31.

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/SA2/1906.

**Case No: 44566/2022**

**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 BELA CASA (PTY) LTD, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-28, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG CENTRAL: 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 27 MARCH 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R320 000.00, by the Sheriff of the High Court JOHANNESBURG CENTRAL, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO 742 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS126/2009 IN THE SCHEME KNOWN AS COLOSSEUM IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT MARSHALLS TOWN TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 28 (TWENTY 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. ST20488/2009

(also known as: UNIT 742 COLOSSEUM 126, 134 COMMISSIONER STREET, MARSHALL TOWN, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LIVING ROOM, KITCHEN, BATHROOM

Dated at PRETORIA, 2023-06-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G11350/DBS/N FOORD/CEM.

Case No: 51924/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and AREND JACOBUS DE BEER, 1<sup>st</sup> Defendant and MAGDALENA MARIA DE BEER, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 10:00, THE ACTING SHERIFF'S OFFICE, VANDERBIJLPARK: P & L BUILDING, GROUND FLOOR, CORNER FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK CW 2**

In pursuance of a judgment granted by this Honourable Court on 28 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R780 000.00, by the Acting Sheriff of the High Court VANDERBIJLPARK, to the highest bidder.

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

HOLDING 66 MULLERSTUINE AGRICULTURAL HOLDINGS, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 2,1892 (TWO COMMA ONE EIGHT NINE TWO) HECTARES

HELD BY DEED OF TRANSFER NO. T38217/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 66 OLGA KIRSCH STREET, MULLERSTUINE AGRICULTURAL HOLDINGS, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE STOREY, WALLS: BRICK, ROOF: TILE, FLOORS: TILES & CARPETS, ROOMS: LOUNGE, DINING ROOM, 6 BEDROOMS, KITCHEN, LAUNDRY, 3 BATHROOMS & OUTBUILDING: SINGLE STOREY, WALLS: BRICK, ROOF: CORRUGATED IRON, FLOORS: TILES & CARPETS, OPEN PLAN LOUNGE & DINING ROOM, BEDROOM, BATHROOM, 2 GARAGES, CARPORT, 2 STORE ROOMS, BIRD CAGES

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Vanderbijlpark, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CW 2.
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 Acting Sheriff for Vanderbijlpark will conduct the sale with auctioneer P. ORA.

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

Dated at PRETORIA, 2023-06-30.



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: S13134/DBS/N FOORD/CEM.

**Case No: 1942/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and STYEBI WALTER ADAMS, 1<sup>st</sup> Defendant and EMMA ADAMS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 1 MARCH 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R200 000.00, by the Sheriff of the High Court BOKSBURG, to the highest bidder.

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

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

ERF 126 VOSLOORUS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 424 (FOUR HUNDRED AND TWENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T22887/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 126 AMALAHLE CRESCENT, VOSLOORUS EXTENSION 3, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: L3988/DBS/N FOORD/CEM.

**Case No: 37964/2019**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and PAULINE PULENG MODISADIFE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 09:30, THE SHERIFF'S OFFICE, BOKSBURG: 182 LEEUWPOORT STREET, BOKSBURG**

In pursuance of a judgment granted by this Honourable Court on 4 AUGUST 2020, a Warrant of Execution issued on 28 OCTOBER 2020, and an Order in terms of Rule 46A(8)(e) granted on 27 JANUARY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 132.00, 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 325 VOSLOORUS EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 317 (THREE HUNDRED AND SEVENTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T50039/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 325 MONOMANE STREET, VOSLOORUS EXTENSION 5, BOKSBURG, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9209/DBS/N FOORD/CEM.

**Case No: 2317/2017**

**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 MARTHINUS CHRISTOFFEL DU PLOOY, 1<sup>st</sup> Defendant and MAGRIETHA MAGDELENA DU PLOOY, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-28, 10:00, THE MAGISTRATE'S COURT, 100 VAN RIEBEECK STREET, BELFAST**

In pursuance of judgments granted by this Honourable Court on 3 AUGUST 2018 and 13 SEPTEMBER 2019, a Warrant of Execution issued on 22 OCTOBER 2019, an Order in terms of Rule 46A(9)(c) granted on 16 APRIL 2021, and an Order in terms of Rule 46A(9)(c) granted on 20 JANUARY 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court BELFAST & MACHADODORP at THE MAGISTRATE'S COURT, 100 VAN RIEBEECK STREET, BELFAST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BELFAST & MACHADODORP: 16 SMIT STREET, BELFAST, 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 538 BELFAST TOWNSHIP, REGISTRATION DIVISION J.T., PROVINCE OF MPUMALANGA

IN EXTENT: 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER T23756/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 20 DE CLERCQ STREET, BELFAST, MPUMALANGA)

MAGISTERIAL DISTRICT: EMAKHAZENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, STUDY, 5 BEDROOMS, KITCHEN, SCULLERY, LAUNDRY, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: 2 BEDROOMS, KITCHEN, SHOWER, 2 TOILETS

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff, M Akker, and/or his Deputy.

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

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Sheriff's office, 16 Smit Street, Belfast, 24 hours prior to the auction.

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

7. 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.

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

9. 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.

10. 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, 2023-06-30.

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: S12367/DBS/N FOORD/CEM.

**Case No: 63686/2019**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Plaintiff and TEBOGO NOA LEEUW N.O. and TREASURY TRUST SERVICES (PTY) LTD (2008/021180/07) REPRESENTED BY MARLI JOLANDI VERMEULEN N.O. in their official capacity as Trustees for the time being of DITAU DIARORA PROPERTY TRUST, Registration Number: IT4057/2015(T) AND TEBOGO NOA LEEUW, ID: 850328 5390 08 9, (Married out of community of property) AND THOTA TAU GROUP (PTY) LTD REPRESENTED BY TEBOGO NOA LEEUW, Registration Number: 2016/033875/07, Defendants**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 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 21 JULY 2020, 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 R327 122.03, 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. 150 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS851/2008, IN THE SCHEME KNOWN AS TWEE RIVIERE VILLAGE 2 IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1729 MONTANA TUINE EXTENSION 49 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, 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 UNDER DEED OF TRANSFER NO. ST109887/2016 AND SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY TO THE RESTRICTION AGAINST TRANSFER IN FAVOUR OF TWEE RIVIERE LIFESTYLE ESTATE HOME OWNERS ASSOCIATION (NO. 2008/01504/08)

(also known as: UNIT 150 (DOOR 150) TWEE RIVIERE VILLAGE 2, 1555 BOUGAINVILLEA DRIVE, MONTANA TUINE EXTENSION 49, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SHOWER, TOILET, CARPORT

Dated at PRETORIA, 2023-06-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9326/DBS/N FOORD/CEM.

Case No: 5568/2021

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 TEBOGO MOOKETSI N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE PHILLIAN SESINYE in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, THE SHERIFF'S OFFICE, LENASIA NORTH: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 26 OCTOBER 2021, a Warrant of Execution issued on 28 OCTOBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 4 MAY 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R650 000.00, by the Sheriff of the High Court LENASIA NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, LENASIA 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 50 (A PORTION OF PORTION 1) OF ERF 895 NANCEFIELD TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT: 1 873 (ONE THOUSAND EIGHT HUNDRED AND SEVENTY THREE) SQUARE METRES  
HELD BY DEED OF TRANSFER T49680/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO  
(also known as: 9 STERRE ROAD, NANCEFIELD, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, OPEN BALCONY, COVERED PATIO & OUTBUILDING: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM & OTHER FACILITIES: AUTO GARAGE, ELECTRONIC GATE, ALARM SYSTEM, FIREPLACE

Dated at PRETORIA, 2023-07-03.

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: S13857/DBS/N FOORD/CEM.

Case No: 1025/2022

Docex: DOCEX 178, PRETORIA

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and HENDRIK PIETER COETZEE, 1<sup>st</sup> Defendant and CATHARINA COETZEE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 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 19 JANUARY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R600 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.

REMAINING EXTENT OF ERF 311 WOLMER TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 1 276 (ONE THOUSAND TWO HUNDRED AND SEVENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T88822/2005

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 376 HORN STREET, WOLMER, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS & 4 CARPORTS AND SECOND DWELLING: KITCHEN, BEDROOM, BATHROOM, SHOWER, TOILET & 3 SHADE PORTS

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F9313/DBS/N FOORD/CEM.

**Case No: 38230/2017**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and INNOCENTIA PUMLA LUTSHABA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-28, 10:00, THE SHERIFF'S OFFICE, ORKNEY: PHITI BUILDING, CNR 57 SHAKESPEARE & HOOD AVENUE, ORKNEY**

In pursuance of judgments granted by this Honourable Court on 21 SEPTEMBER 2017 and 25 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 R150 000.00, by the Sheriff of the High Court ORKNEY, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ORKNEY: 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 4395 KANANA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE

MEASURING 210 (TWO HUNDRED AND TEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T4146/2010

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: STAND 4395 KANANA EXTENSION 3, ORKNEY, NORTH WEST)

MAGISTERIAL DISTRICT: CITY OF MATLOSANA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-06-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F8321/DBS/N FOORD/CEM.

Case No: 52501/2020

Docex: DOCEX 178, PRETORIA

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and SIMPLICE MAFOUA, 1<sup>st</sup> Defendant and  
PUMZA MAFOUA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, THE ACTING SHERIFF'S OFFICE, JOHANNESBURG EAST: 21 HUBERT STREET,  
WESTGATE, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 13 FEBRUARY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R565 127.79, by the Acting Sheriff of the High Court JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PALM RIDGE: 39a LOUIS TRICHARDT AVENUE, ALBERTON 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 383 ROSEACRE EXTENSION 12 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 287 (TWO HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T33643/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF BELLA ROSA ESTATE HOMEOWNERS ASSOCIATION

(also known as: 383 BELA ROSE ESTATE, HENDERSON STREET, ROSEACRE EXTENSION 12, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS & OUTBUILDING: GARAGE

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Acting Sheriff for Johannesburg East, Mr Ian Burton, or his Deputy.

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the office of the Sheriff for Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction.

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

7. 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.

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

9. 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.

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

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F10445/DBS/N FOORD/CEM.



Case No: 45558/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and TSHEPO TREVOR SETLAI, 1<sup>st</sup> Defendant  
and PATRICIA MATSHEPO SETLAI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 10:00, 10 LIEBENBERG STREET, ROODEPOORT SOUTH**

In pursuance of a judgment granted by this Honourable Court on 15 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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT SOUTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH: 8 LIEBENBERG STREET, ROODEPOORT SOUTH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 5859 LUFHERENG EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE

IN EXTENT: 326 (THREE HUNDRED AND TWENTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T9964/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE RESTRICTION IN ALIENATION AND PRE-EMPITIVE RIGHT IN FAVOUR OF THE PROVINCE OF GAUTENG, IMPOSED IN TERMS OF SECTION 10A OF THE HOUSING ACT NO. 107 OF 1997

(also known as: 5859 MOLOPE STREET, LUFHERENG EXTENSION 6, ROODEPOORT, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: F10119/DBS/N FOORD/CEM.

Case No: 33533/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ISAAC  
MUSHONGA MUSHONGA, 1<sup>st</sup> Defendant and IGNATIA PHUMLA MUSHONGA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-22, 11:00, THE SHERIFF'S OFFICE, RANDBURG WEST: UNIT C1 MOUNT ROYAL, 657 JAMES  
CRESCENT, HALFWAY HOUSE, MIDRAND**

In pursuance of a judgment granted by this Honourable Court on 17 FEBRUARY 2020, a Warrant of Execution issued on 14 SEPTEMBER 2021, and an Order in terms of rule 46A(9)(c) granted on 26 AUGUST 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R3 000 000.00, by the Sheriff of the High Court RANDBURG WEST, to the highest bidder.

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

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

ERF 2098 DAINFERN EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG

MEASURING 862 (EIGHT HUNDRED AND SIXTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T162366/2007

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO CONDITIONS IMPOSED IN FAVOUR OF DAINFERN VALLEY HOMEOWNERS ASSOCIATION (ASSOCIATION INCORPORATED UNDER SECTION 21)

(also known as: 29 BENEDICT DRIVE, DAINFERN EXTENSION 19, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, STUDY, 5 BEDROOMS, 4 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 2 GARAGES & COTTAGE: BEDROOM, BATHROOM, LIVING ROOM & SWIMMING POOL

Dated at PRETORIA, 2023-06-23.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G3963/DBS/N FOORD/CEM.

**Case No: 5387/2021**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and RICHARD HOVE, 1<sup>st</sup> Defendant and FARAI BRENDA HOVE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-22, 11:00, THE SHERIFF'S OFFICE, SANDTON NORTH: 24 RHODES STREET, KENSINGTON B, RANDBURG**

In pursuance of a judgment granted by this Honourable Court on 31 MAY 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 R700 000.00, by the Sheriff of the High Court SANDTON NORTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, SANDTON 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. 60 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS270/1989, IN THE SCHEME KNOWN AS GRACELAND TWO IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT SUNNINGHILL TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 80 (EIGHTY) SQUARE METRES IN EXTENT; AND

(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. ST66188/2007 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: UNIT 60 (DOOR 39) GRACELAND TWO, 27 FARADAY ROAD, SUNNINGHILL, SANDTON, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

NEAT GROUND FLOOR UNIT WITH OWN GARDEN IN A SECURE COMPLEX CONSISTING OF: 2 BEDROOMS, BATHROOM, TV/LIVING ROOM, KITCHEN, 2 CARPORTS, BRICK PAVING, COMPLEX ELECTRIC FENCING, FENCING - CONCRETE, OUTER WALL FINISHING - PLASTER, ROOF FINISHING - TILES, INTERIOR FLOOR FINISHING - CARPETS - TILES

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U23649/DBS/N FOORD/CEM.



Case No: 24806/2017

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 KEEPER  
THOMAS BANDA, 1<sup>st</sup> Defendant and JOHANNA MOKGAETJI BANDA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR  
AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST**

In pursuance of judgments granted by this Honourable Court on 26 JULY 2017 and 30 JANUARY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R300 000.00, by the Acting Sheriff of the High Court SOSHANGUVE at THE SHERIFF'S OFFICE, PRETORIA SOUTH WEST: AZANIA BUILDING, CNR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA WEST, to the highest bidder.

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

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

ERF 1530 SOSHANGUVE-GG TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF  
GAUTENG

MEASURING 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES

HELD BY CERTIFICATE OF RIGHT OF LEASEHOLD T35185/1992

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 6658 ALFA CRESCENT, SOSHANGUVE BLOCK GG, SOSHANGUVE, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: DINING ROOM, 2 BEDROOMS, KITCHEN, BATHROOM & OUTBUILDING: ONE  
ROOM SHACK (TIN HOUSE)

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: G9259/DBS/N FOORD/CEM.

Case No: 25146/2015

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and GITJIMANE KENNETH HLATWAYO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 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 22 JULY 2015, and a Warrant of Execution issued on 31 JULY 2015, an Order in terms of Rule 46A(9)(a) granted on 11 SEPTEMBER 2019, and an Order in terms of Rule 46A(9)(c) granted on 4 MARCH 2022, and a Warrant of Execution issued on 6 JULY 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R100 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 1073 EVATON NORTH TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG  
MEASURING 377 (THREE HUNDRED AND SEVENTY SEVEN) SQUARE METRES  
HELD BY DEED OF TRANSFER T31551/2007  
(also known as: 1073 MKWANAZI STREET, EVATON NORTH, GAUTENG)  
MAGISTERIAL DISTRICT: EMFULENI  
ZONING: RESIDENTIAL  
IMPROVEMENTS: (Not Guaranteed)  
MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM &  
OUTBUILDING: SINGLE GARAGE  
Dated at PRETORIA, 2023-06-27.  
Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: U17752/DBS/N FOORD/CEM.

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**Case No: 2407/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and KHAYA GEORGE, 1<sup>st</sup> Defendant and  
ZUKISWA GEORGE, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-23, 10:00, THE MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK**

In pursuance of judgments granted by this Honourable Court on 15 MARCH 2022 and 6 DECEMBER 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 R300 000.00, by the Acting Sheriff of the High Court KEISKAMMAHOEK at THE MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, KEISKAMMAHOEK: 57 KOMANI STREET, QUEENSTOWN 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 591 KEISKAMMAHOEK, AMAHLATI LOCAL MUNICIPALITY, DIVISION OF KING WILLIAM'S TOWN, PROVINCE OF EASTERN CAPE

IN EXTENT 474 (FOUR HUNDRED AND SEVENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T5233/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 591 KEISKAMMAHOEK, EASTERN CAPE)

MAGISTERIAL DISTRICT: AMATHOLE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS & OUTBUILDING:  
GARAGE

Dated at PRETORIA, 2023-06-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: F8194/DBS/N FOORD/CEM.

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Case No: 2850/2021

Docex: DOCEX 178, PRETORIA

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ELSA KLUYTS, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 14:00, THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD & GOVAN MBEKI AVENUE, CENTRAL, PORT ELIZABETH**

In pursuance of judgments granted by this Honourable Court on 26 APRIL 2022 and 4 APRIL 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R800 000.00, by the Sheriff of the High Court PORT ELIZABETH SOUTH at THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD & GOVAN MBEKI AVENUE, CENTRAL, PORT ELIZABETH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PORT ELIZABETH SOUTH: 2 COTTON HOUSE, ALBANY ROAD, CENTRAL, PORT ELIZABETH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 651 HUNTERS RETREAT, SITUATED IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH

IN EXTENT 1 219 (ONE THOUSAND TWO HUNDRED AND NINETEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T27352/1980CTN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 20 HANNA ROAD, ROWALLAN PARK, GQEBERHA, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, KITCHEN, BEDROOMS, BATHROOM

Dated at PRETORIA, 2023-06-27.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U24341/DBS/N FOORD/CEM.

Case No: 989/2021

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 PRISCILLA SAOHATSE, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, THE SHERIFF'S OFFICE, SOWETO EAST: NO. 5 2ND AVENUE, CNR STATION ROAD, ARMADALE (KNOWN AS VIKING), JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 22 SEPTEMBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R515 302.40, by the Sheriff of the High Court SOWETO EAST, to the highest bidder.

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

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

ERF 8387 PIMVILLE ZONE 1 EXTENSION TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT: 364 (THREE HUNDRED AND SIXTY FOUR) SQAURE METRES

HELD BY CERTIFICATE OF REGISTERED GRANT OF LEASEHOLD TL25441/1987

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 8387 GONOTHI STREET, PIMVILLE ZONE 1 EXTENSION, SOWETO, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

Dated at PRETORIA, 2023-06-26.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12449/DBS/N FOORD/CEM.

**Case No: 13484/2017**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: ABSA BANK LIMITED, Plaintiff and SIBUSISO DESMOND KHOZA, 1<sup>st</sup> Defendant  
and**

**SIBONGILE QUEEN KHOZA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-23, 10:30, THE SHERIFF'S OFFICE, NIGEL: 74 VON GEUSAU STREET, NIGEL**

In pursuance of judgments granted by this Honourable Court on 3 JULY 2017 and 4 DECEMBER 2017, and a Warrant of Execution issued on 16 JANUARY 2018, and an Order in terms of Rule 46A(9)(a) granted on 4 MARCH 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R315 000.00, by the Sheriff of the High Court NIGEL, to the highest bidder.

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

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

PORTION 3 OF ERF 821 SHARON PARK EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T74768/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED BY THE HLANGANANI VILLAGE HOME OWNER'S ASSOCIATION NPC

(also known as: 6 DIEDERIK STREET, SHARON PARK LIFESTYLE ESTATE, SHARON PARK, NIGEL, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

7. All prospective bidders are required to provide a R10 000.00 (refundable) guarantee registration fee, paid into STANDARD BANK, ACCOUNT NUMBER: 273 212 206, ACCOUNT NAME: SHERIFF NIGEL TRUST

with SURNAME AND INITIALS AS REFERENCE, prior to the commencement of the auction in order to obtain a buyer's card.

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

9. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within 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, 2023-06-19.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U19673/DBS/N FOORD/CEM.

**Case No: 1656/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and RAYMOND QUINTON ENGELBRECHT, 1<sup>st</sup>  
Defendant and IRANA BRIELDA LOUISE ENGELBRECHT, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 14:00, THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD  
& GOVAN MBEDI AVENUE, CENTRAL, PORT ELIZABETH**

In pursuance of judgments granted by this Honourable Court on 24 AUGUST 2021 and 14 FEBRUARY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R665 000.00, by the Sheriff of the High Court PORT ELIZABETH SOUTH at THE SHERIFF'S AUCTION ROOM: 2 COTTON HOUSE BUILDING, CNR ALBANY ROAD & GOVAN MBEDI AVENUE, CENTRAL, PORT ELIZABETH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PORT ELIZABETH SOUTH: 2 COTTON HOUSE, ALBANY ROAD, CENTRAL, PORT ELIZABETH, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 1634 FAIRVIEW, IN THE NESLON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE EASTERN CAPE

IN EXTENT 600 (SIX HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T5700/2008CTN

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 13 TOTIUS DRIVE, OVERBAAKENS, PORT ELIZABETH, EASTERN CAPE)

MAGISTERIAL DISTRICT: NELSON MANDELA BAY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: DOUBLE GARAGE

Dated at PRETORIA, 2023-06-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U22864/DBS/N FOORD/CEM.

Case No: 60699/2019

Docex: DOCEX 178, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and TINYIKO FRANS  
NXUMALO Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-22, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG WEST: 139 BEYERS NAUDE DRIVE,  
FRANKLIN ROOSEVELDT PARK, GAUTENG**

In pursuance of a judgment granted by this Honourable Court on 15 JANUARY 2020, 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 R503 305.01, by the Sheriff of the High Court JOHANNESBURG WEST, to the highest bidder.

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

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

ERF 3026 RIVERLEA EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 221 (TWO HUNDRED AND TWENTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T23549/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 3026 (10) WIMBREL STREET, RIVERLEA EXTENSION 11, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

TAKE FURTHER NOTICE THAT:

1. 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. Rules of auction and conditions of sale may be inspected at the Sheriff's office, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, GAUTENG, 24 hours prior to the auction.

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

4. All bidders are required to pay a R30 000.00 (REFUNDABLE) registration fee via eft prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration for auctions is open the day before from 9:30 to 1Pm and closes at 09:30 on the day of auction.

6. The Sheriff, MR INDRAN ADIMOOLUM, will conduct the auction.

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

8. 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 PRETORIA, 2023-06-20.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G11320/DBS/N FOORD/CEM.



**Case No: 50568/2017****Docex: DOCEX 178, PRETORIA**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THOKOZILE LINDIWE MAZIBUKO,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 10:00, 10 LIEBENBERG STREET, ROODEPOORT SOUTH**

In pursuance of a judgment granted by this Honourable Court on 6 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 R455 000.00, by the Sheriff of the High Court ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT SOUTH, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH: 8 LIEBENBERG STREET, ROODEPOORT 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.

PORTION 91 OF ERF 997 MINDALORE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 309 (THREE HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T25745/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE HOME OWNERS ASSOCIATION KNOWN AS MINDALORE 997, NPC (RF) REGISTRATION NUMBER 2013/139343/08

(also known as: 997P 91 VAN LILL STREET, MINDALORE EXTENSION 1, KRUGERSDORP, GAUTENG)

MAGISTERIAL DISTRICT: MOGALE CITY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, FAMILY ROOM, STUDY, KITCHEN, 4 BEDROOMS, 3 BATHROOMS, 3 SHOWERS, TOILET, 3 DRESSING ROOMS & OUTBUILDING: 2 GARAGES, BATHROOM/TOILET

Dated at PRETORIA, 2023-06-13.

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: F8743/DBS/N FOORD/CEM.

**Case No: 48653/2021****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 GERTRUDE NOMBUYISELO LEPUHUTHING N.O. duly authorized to take control of the assets of the Estate of the late TEMPERANCE NOSIPHO CONSTANCE MAQABANE in terms of Section 18(3) of the Administration of Estates Act No. 66 of 1965 (as amended), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 10:30, THE SHERIFF'S OFFICE, NIGEL: 74 VON GEUSAU STREET, NIGEL**

In pursuance of a judgment granted by this Honourable Court on 21 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 R217 834.00, by the Sheriff of the High Court NIGEL, to the highest bidder.

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

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

ERF 2032 DUDUZA TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 259 (TWO HUNDRED AND FIFTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T37238/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 2032 NTUTHU STREET, DUDUZA, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI EAST

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

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

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

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

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

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

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

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

Dated at PRETORIA, 2023-06-12.

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: S13914/DBS/N FOORD/CEM.

**Case No: 2022-018039**

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

**In the matter between: INVESTEC BANK LIMITED, Execution Creditor/ Applicant and KEALEBOGA SYNCLAIR MANYAAPELO (Identity Number: 680603 6171 084), First Execution Debtor/Respondent and MAIKANO DAPHNEY MANYAAPELO (Identity Number: 690418 0656 081), Second Execution Debtor/Respondent**

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

**2023-08-16, 10:00, Sheriff, Centurion East at 33 Kersieboom Crescent, Zwartkop, Centurion**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 6 December 2022 in terms of which the following immovable property will be sold in execution, subject to a reserve price of R1,600,000.00 (one million, six hundred thousand Rand) on 16 August 2023 at 10h00 by the Sheriff Centurion East at 33 Kersieboom Crescent, Zwartkop, Centurion:

Certain: Immovable Property: Erf 1176, Monumentpark Extension 2 Township, Registration Division J.R., The Province Of Gauteng, Measuring 1405 Square Metres

As held: By the Execution Creditor under Deed of Transfer T117909/2006

Physical address: 6 Kelkiewyn Street, Monument Park, Pretoria



Description: The Property is zoned as residential holding.

Improvements: The Property is inclusive of the following: 6 bedrooms, 3 bathrooms, 1 guest toilet, 1 kitchen, 1 scullery, 1 open plan living area (dining room), TV Room, lounge, 1 swimming pool, 1 lappa and 1 double garage. Improvements are not guaranteed.

The Purchaser shall in addition to the Sheriff Centurion East'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) of the proceeds of the sale and then 3.5% (three point five percent) on R100 001.00 (one hundred thousand and one Rand) to R400 000.00 (four hundred thousand Rand) of the proceeds of the sale, and thereafter 1.5% (one point five percent) on the balance of the proceeds of the sale up to a maximum commission of R40 000.00 (forty thousand Rand) in total and a minimum of R3 000.00 (three thousand Rand) plus value added tax ("VAT") thereon, pay a deposit of 10% (ten percent) of the purchase price in cash or bank guaranteed cheque or electronic transfer into the Sheriff Centurion East's trust account immediately upon closing of the bid and the balance against transfer which 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 Centurion East within 21 days after the date of sale and shall provide for the payment of the full balance and any such interest payable.

The Rules of this auction are available 24 hours before the auction at the office of the the Sheriff Centurion East, at 33 Kersieboom Crescent, Zwartkop, Centurion.

The Sheriff Centurion East will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, including inter alia:-

- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
- b) FICA- legislation i.r.o proof of identity and address particulars;
- c) Payment of a registration fee of R20,000.00 (twenty thousand Rand) in cash/bank cheque; and
- d) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Centurion East, during office hours Monday to Friday.

Dated at SANDTON on this \_\_\_\_\_.

EDWARD NATHAN SONNENBERGS INC, Execution Creditor's Attorneys, Tower 1 | The Marc, 129 Rivonia Road, Sandton, Sandown, Johannesburg. Ref. F Monteiro. C/O JACOBSON & LEVY INC, Building A, First Floor, 141 Boshoff Street, Nieuw Muckleneuk, Pretoria. Tel: 012 342 3311. Fax: 012 342 3313. Email: [litiigation@jllaw.co.za](mailto:litiigation@jllaw.co.za). Ref: J Levy/IJ/K6618.

Dated at Sandton, 2023-07-24.

Attorneys for Plaintiff(s): EDWARD NATHAN SONNENBERGS INC C/O JACOBSON AND LEVY INC, The Marc | Tower 1, 129 Rivonia Road, Sandton, Johannesburg c/o 141 Boshoff Street. Telephone: 011 269 7600. Fax: 010 596 6176. Attorney Ref: F MONTEIRO.

**Case No: 6298/20**

IN THE HIGH COURT OF SOUTH AFRICA  
(The District of Rustenburg Held at Rustenburg)

**In the matter between: Body Corporate of Carmel, Plaintiff and The Trustees for the time being of the TV Mokgatlha Family Trust, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-08-25, 10:00, 172A Kloppe Str, Rustenburg**

THE SHERIFF OF THE COURT AT RUSTENBURG intends to offer for sale on the 16TH of JUNE 2023, pursuant to a warrant for execution issued in the abovementioned Honourable Court and will sell by public auction to the highest bidder: MEASURING: 104 SQM, UNIT 28 CARMEL, AALWYN STR, CASHAN EXT 26, Rustenburg, with deed of transfer no ST29115/2010, THE SALE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS

The property shall not be sold unless the proceeds of the sale are sufficient to satisfy the claim of the preferent creditor, namely BODY CORPORATE OF CARMEL, in full for the amount set out hereinafter, or unless the preferent creditor has confirmed the sale in writing. The sale shall be subject to the provisions of the Magistrates Court Act, 32 of 1944, and the rules promulgated there under. If any dispute arises about any bid, the property may, in the discretion of the Sheriff of the auctioneer again be put for auction, and his discretion as to the final bidder shall under all circumstances be final. If the Sheriff or auctioneer makes any mistake in or during the selling, such mistake shall not be binding upon any of the parties, but shall or may be rectified. If the Sheriff or the auctioneer suspects that a bidder is unable to pay either the deposit referred to hereinafter, or the balance of the purchase price, he may refuse to accept the bid of such bidder or accept it provisionally until the bidder shall have satisfied him that he is in financially able to pay both such amounts. On refusal of a bid under such circumstances,

the property may immediately again be put up for auction. The purchaser shall be liable to pay interest to the preferent creditor the aforesaid BODY CORPORATE at a rate of 8.75% on the amount of R163 871.51 from the date of sale until the date of transfer. The purchaser shall immediately after the sale sign these conditions of sale when requested by the Sheriff or auctioneer to do so, and if he has bought in a representative capacity state the name and address of his principal and exhibit his written authority. If no such authority is exhibited, the highest bidder, in his personal capacity, shall be the purchaser. The purchaser shall pay to the local authority or any other body or person entitled thereto, all such rates and taxes, sanitary, electrical and water fees, road construct charges and unpaid drainage loans and other amounts whatsoever owing to the local authority and any other amount which must in law be paid to procure transfer of the property and shall also pay forthwith to the execution creditor's attorneys the costs of transfer, transfer duty, clearance certificates and all other amounts necessary to obtain transfer of the property. If the property is a sectional unit in terms of the Sectional Titles Act, the purchaser shall be liable for and pay all arrear levies and interest thereon owing to the Body Corporate of the building in which the property is situated, and such payment shall be made to the transfer attorneys on demand. The purchaser shall be liable for and shall pay to the Sheriff his commission calculated at the rate prescribed by the Rules of the Magistrate's Court Act calculated on the purchase price of the property sold, plus the costs of advertising and the costs relating to the service of the conditions and notices of sale. The commission aforesaid shall be payable to the Sheriff immediately after the sale and the amounts payable to the said attorneys within seven days after the date of the sale. Transfer of the property shall be effected by the attorney for the execution creditor. The property shall be sold subject to any valid existing tenancy, provided that if the amount realised at the sale is insufficient to meet the amounts owing to the preferent creditor and the execution creditor, then the property shall be sold free of any tenancy. Subject to the foregoing the purchaser shall be entitled to occupation and possession of the property upon payment of the deposit referred to hereinafter and the amounts referred to in paragraph 8. The property is sold "voetstoots" and neither the Sheriff or the execution creditor is liable for any patent or latent defects. The property is sold in accordance with the title deeds and diagrams, if any, and neither the Sheriff or the execution creditor warrants the area thereof. The property is further sold subject to all servitudes and conditions of title to which it may be subject and neither the Sheriff nor the execution creditor shall be obliged to point out any boundaries, pegs or beacons in respect of the property. The purchaser shall pay a deposit of 10% of the purchase price at the time of the sale and the full balance thereof together with interest at the rate of 8.75 % per year thereon from the date of sale until the date of transfer less any interest which the purchaser is liable for to the preferent creditor referred to above. The balance of the purchase price plus all amounts of interest shall be secured by an acceptable bank guarantee and shall be delivered to the Sheriff at his office within 21 days of the date of sale provided that if the purchase prefers not issue any guarantee, he shall pay the full balance of the purchase price plus interest calculated until date of transfer to the Sheriff within 21 days of the sale. The purchaser shall pay the insurance premiums in respect of any insurance of improvements on the property from the date of sale until the date of transfer. If the purchaser should fail to comply with any of his obligations in terms of this agreement, then the sale shall at the election to the execution creditor be cancelled by notice in writing sent to the purchaser to his chosen domicilium citandi et executandi. If the sale is cancelled as a result of the breach of any of these conditions by the purchaser, the whole of the deposit paid by the purchaser shall be forfeited for the benefit of the execution creditor. Transfer shall be given to the purchaser as soon as possible after he has complied with all his obligations in terms of this agreement.

Dated at Rustenburg, 2023-06-15.

Attorneys for Plaintiff(s): Claassen De Wet, 258 Beyers Naude Dr, Rustenburg. Telephone: 014 592 0361.  
Attorney Ref: CC0491.

Case No: 6298/20

IN THE MAGISTRATE'S COURT FOR  
(The District of Rustenburg Held at Rustenburg)

**In the matter between: Body Corporate of Carmel, Plaintiff and M The Trustees for the time being of the  
TV Mokgatla Family Trust, Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-08-25, 10:00, 172A Kloppe Str, Rustenburg**

THE SHERIFF OF THE COURT AT RUSTENBURG intends to offer for sale on the 16TH of JUNE 2023, pursuant to a warrant for execution issued in the abovementioned Honourable Court and will sell by public auction to the highest bidder: MEASURING: 104 SQM, UNIT 28 CARMEL, AALWYN STR, CASHAN EXT 26, Rustenburg, with deed of transfer no ST29115/2010, THE SALE SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS

The property shall not be sold unless the proceeds of the sale are sufficient to satisfy the claim of the preferent creditor, namely BODY CORPORATE OF CARMEL, in full for the amount set out hereinafter, or unless the preferent creditor has confirmed the sale in writing. The sale shall be subject to the provisions of the Magistrates Court Act, 32 of 1944, and the rules promulgated there under. If any dispute arises about any bid, the property may, in the discretion of the Sheriff of the auctioneer again be put for auction, and his discretion as to the final bidder shall under all circumstances be final. If the Sheriff or auctioneer makes any mistake in or during the selling,

such mistake shall not be binding upon any of the parties, but shall or may be rectified. If the Sheriff or the auctioneer suspects that a bidder is unable to pay either the deposit referred to hereinafter, or the balance of the purchase price, he may refuse to accept the bid of such bidder or accept it provisionally until the bidder shall have satisfied him that he is financially able to pay both such amounts. On refusal of a bid under such circumstances, the property may immediately again be put up for auction. The purchaser shall be liable to pay interest to the preferent creditor the aforesaid BODY CORPORATE at a rate of 8.75% on the amount of R163 871.51 from the date of sale until the date of transfer. The purchaser shall immediately after the sale sign these conditions of sale when requested by the Sheriff or auctioneer to do so, and if he has bought in a representative capacity state the name and address of his principal and exhibit his written authority. If no such authority is exhibited, the highest bidder, in his personal capacity, shall be the purchaser. The purchaser shall pay to the local authority or any other body or person entitled thereto, all such rates and taxes, sanitary, electrical and water fees, road construct charges and unpaid drainage loans and other amounts whatsoever owing to the local authority and any other amount which must in law be paid to procure transfer of the property and shall also pay forthwith to the execution creditor's attorneys the costs of transfer, transfer duty, clearance certificates and all other amounts necessary to obtain transfer of the property. If the property is a sectional unit in terms of the Sectional Titles Act, the purchaser shall be liable for and pay all arrear levies and interest thereon owing to the Body Corporate of the building in which the property is situated, and such payment shall be made to the transfer attorneys on demand. The purchaser shall be liable for and shall pay to the Sheriff his commission calculated at the rate prescribed by the Rules of the Magistrate's Court Act calculated on the purchase price of the property sold, plus the costs of advertising and the costs relating to the service of the conditions and notices of sale. The commission aforesaid shall be payable to the Sheriff immediately after the sale and the amounts payable to the said attorneys within seven days after the date of the sale. Transfer of the property shall be effected by the attorney for the execution creditor. The property shall be sold subject to any valid existing tenancy, provided that if the amount realised at the sale is insufficient to meet the amounts owing to the preferent creditor and the execution creditor, then the property shall be sold free of any tenancy. Subject to the foregoing the purchaser shall be entitled to occupation and possession of the property upon payment of the deposit referred to hereinafter and the amounts referred to in paragraph 8. The property is sold "voetstoots" and neither the Sheriff or the execution creditor is liable for any patent or latent defects. The property is sold in accordance with the title deeds and diagrams, if any, and neither the Sheriff or the execution creditor warrants the area thereof. The property is further sold subject to all servitudes and conditions of title to which it may be subject and neither the Sheriff nor the execution creditor shall be obliged to point out any boundaries, pegs or beacons in respect of the property. The purchaser shall pay a deposit of 10% of the purchase price at the time of the sale and the full balance thereof together with interest at the rate of 8.75 % per year thereon from the date of sale until the date of transfer less any interest which the purchaser is liable for to the preferent creditor referred to above. The balance of the purchase price plus all amounts of interest shall be secured by an acceptable bank guarantee and shall be delivered to the Sheriff at his office within 21 days of the date of sale provided that if the purchase prefers not issue any guarantee, he shall pay the full balance of the purchase price plus interest calculated until date of transfer to the Sheriff within 21 days of the sale. The purchaser shall pay the insurance premiums in respect of any insurance of improvements on the property from the date of sale until the date of transfer. If the purchaser should fail to comply with any of his obligations in terms of this agreement, then the sale shall at the election to the execution creditor be cancelled by notice in writing sent to the purchaser to his chosen domicilium citandi et executandi. If the sale is cancelled as a result of the breach of any of these conditions by the purchaser, the whole of the deposit paid by the purchaser shall be forfeited for the benefit of the execution creditor. Transfer shall be given to the purchaser as soon as possible after he has complied with all his obligations in terms of this agreement.

Dated at Rustenburg, 2023-06-15.

Attorneys for Plaintiff(s): Claassen De Wet, 258 Beyers Naude Dr, Rustenburg. Telephone: 014 592 0361.  
Attorney Ref: CC0491.

**Case No: 4447/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

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

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

**2023-08-24, 10:00, In front of the MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO**

DESCRIPTION: REMAINING EXTENT OF ERF 692 ERMELO, TOWNSHIP / REGISTRATION DIVISION I.T., PROVINCE OF MPUMALANGA / MEASURING 2 855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T8813/2016. /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 96 CLOETE STREET, ERMELO.

Main dwelling - residential home: 1 X lounge / 1 x dinning room / 1 X study / 1 X kitchen / 4 X bedrooms / 3 X bathroom / 1 X showers / 3 X wc / 1 X dressing room / 2 X out garage / 1 X servant room / 1 X laundry / 1 X store room / 1 X braai room - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R700 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at SHERIFF'S OFFICES, 59 CHURCH STREET, ERMELO. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadfileAction?id=99961>) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FICA compliance. 10. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

Dated at NELSPRUIT, 2023-05-29.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: C VAN WYK / FC0037.

**Case No: 454/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and NEO PATRICK SELEPE - EXECUTION DEBTOR**

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

**2023-08-23, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

DESCRIPTION: ERF 2506, EMBALENHLE, EXTENSION 7, WITBANK TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 313 (THREE HUNDRED AND THIRTEEN) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T1966/2018 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 2506 ISAMBANE CRESCENT, EMBALENHLE, EXTENSION 7.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 2 X bedroom / 1 X bathroom / 1 X wc / 2 X carport - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R400 000.00. / 2. The sale shall be subject of the terms and conditions of the High Court Act and the Rules made thereunder. / 3. The Purchaser shall pay a deposit of 10% (TEN PER SENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Plaintiff's attorneys within 21 (TWENTY ONE) days after the date of sale, to be approved by the Plaintiff's Attorneys. / 4. Transfer shall be effected by the attorneys for the Plaintiff and the Purchaser shall pay all transfer dues, including transfer duty, current and/or arrear levies/rates and/or Value Added Tax and other necessary charges to effect transfer upon request by the sale attorneys. / 5. The property may be taken possession of after signature of the conditions of sale, payment of the Deposit and upon the balance of the purchase price being secured in terms of condition 4. / 6. Should the purchaser receive possession of the property prior to registration of transfer of the property into the name of the purchaser, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. / 7. The full conditions of sale may be inspected at 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, 2023-06-06.

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 / FS0117.

Case No: 6890/2021

Docex: Docex 9, Hatfield

IN THE HIGH COURT OF SOUTH AFRICA  
(Limpopo Division, Polokwane)

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Hector Tebello Skosana, First Judgment Debtor and Lucia Noloyiso Ntloko, Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-16, 10:00, In execution of a judgment obtained on 1 September 2022, a sale in execution will be held, with a reserve price of R800 000.00 (eight hundred thousand rand), by the Sheriff Polokwane at 66 Platinum Street, Ladine, Polokwane**

PROPERTY DESCRIPTION: ERF 566 SOUTHERN GATEWAY EXTENSION 5 TOWNSHIP, REGISTRATION DIVISION L.S.; LIMPOPO PROVINCE

MEASURING: 360 SQUARE METRES

HELD BY DEED OF TRANSFER NO T12466/2018

STREET ADDRESS: 566 LIVHUVHU STREET, SOUTHERN GATEWAY EXT 5, POLOKWANE (PIETERSBURG), situated within the POLOKWANE MAGISTERIAL DISTRICT AND MUNICIPALITY

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

SINGLE FREESTANDING HOUSE WITH BRICK WALL, HEAVEY (HARVEY) TILE ROOF AND TILE FLOOR.

x 3 BEDROOMS

x 1 KITCHEN

x 1 BATHROOM

x 1 SHOWER

x1 TOILET

FENCED: BRICK

Zoned for residential purposes

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the Sheriff Polokwane at 66 Platinum Street, Ladine, Polokwane, where they may be inspected during normal office hours.

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff Polokwane, 66 Platinum Street, Ladine, Polokwane.

The auction will be conducted by the Sheriff, Mrs AT Ralehlaka, or her deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 88 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)

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

C) Payment of a refundable registration fee of R15 000 cash or bank guaranteed cheque prior to the commencement of the auction in order to obtain a buyers card.

D) Registration conditions.

1. 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;

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

3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of paragraph 4.3 of the conditions of sale;

4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from 16 August 2023 to date of transfer.

Dated at Pretoria, 2023-07-24.

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/MAT12149.



Case No: 342/2021

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

**In the matter between: GREENHOUSE FUNDING (RF) LTD, Applicant and VUYANI CONSTANTINE LUSE  
(ID NO: 600128 5772 08 5) Respondent**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, THE MAGISTRATE COURT, ZWELITSHA.**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction at 10h00 on the 24th day of AUGUST 2023 at THE MAGISTRATE COURT, ZWELITSHA.

CERTAIN:

Certain PIECE OF LAND BEING OWNERSHIP UNIT NO.3976, SITUATE AT PHAKAMISA - A TOWNSHIP, DISTRICT OF ZWELITSHA LOCAL MUNICIPALITY OF BUFFALO CITY, DIVISION OF KING WILLIAM'S TOWN, PROVINCE EASTERN CAPE

REPRESENTED AND DESCRIBED ON DIAGRAM SG NO. 47/1990

IN EXTENT 465 (FOUR HUNDRED AND SIXTY-FIVE) SQUARE METERS

HELD BY DEED OF TRANSFER NO. TX1736/1991 CS

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

THE PROPERTY IS ZONED: RESIDENTIAL

ALSO KNOWN AS: STAND 3976 PHAKAMISA also known as HOUSE 300, PHAKAMISA.

COMPRISING - (not guaranteed) - SINGLE STOREY, FREESTANDING PROPERTY, BLOCK WALLS, CORRUGATED IRON ROOF, TILED FLOORS, LOUNGE, 3 BEDROOMS, KITCHEN, 2 BATHROOMS (of which 1 is EN-SUITE, WALLED BRICK BOUNDARY FENCE WITH SECURITY GATES.

The Sale shall be by Public Auction to the highest bidder subject to a reserve price of R200,000.00.

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

2. The full conditions of sale may be perused at THE OFFICES OF THE SHERIFF KING WILLIAMS TOWN, 21 FLEMMING ROAD, SCHORNVILLE, KING WILLIAMS TOWN and will be read out by the Sheriff / Deputy Sheriff prior to the Sale.

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

4. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at THE OFFICES OF THE SHERIFF KING WILLIAMS TOWN, 21 FLEMMING ROAD, SCHORNVILLE, KING WILLIAMS TOWN.

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

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

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

c) Registration conditions.

d) Registration fee of R10,000.00 in cash / EFT - Refundable.

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

Dated at DURBANVILLE, 2023-07-21.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0034550.

Case No: 2022/044355

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 Beneficio Developments (Pty) Ltd, Registration Number: 2009/007912/07, Execution Creditor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-18, 14:00, Sheriff Brakpan, 612 Voortrekker Road, Brakpan**

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, Brakpan on Friday the 18th day of AUGUST 2023 at 14h00 at 612 VOORTREKKER ROAD, BRAKPAN, of the under-mentioned 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 Brakpan during office hours.

Description: PORTION 15 OF ERF 144 IN THE TOWNSHIP VULCANIA EXTENSION 2, REGISTRATION DIVISION I.R., PROVINCE GAUTENG 4 047 (FOUR THOUSAND FORTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER T3039/2021

Street Address: 15 Molecule Road, Vulcania, Brakpan, 1554

Usage Category: Industrial

Improvements: The following information is furnished with regards to the improvements on the property although nothing in this respect is guaranteed: LARGE WAREHOUSE/FACTORY

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 at the office of the SHERIFF BRAKPAN at 612 Voortrekker Road, Brakpan, 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](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, 2023-07-27.

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

**Case No: CA18516/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Nedbank Limited, Plaintiff and Mas-Oodah Shabudin, Defendant**

Sale In Execution

**2023-08-29, 11:00, The Sheriff, Unit B5, Coleman Business Park, Coleman Street, Elsies River**

In execution of judgment in this matter, a sale will be held on TUESDAY, 29 AUGUST 2023 at 11H00 at THE SHERIFF, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER, of the immovable property described as:

ERF 730 THORTON, in the City of Cape Town, Cape Division, Western Cape Province

IN EXTENT: 644 Square Metres,

Held under Deed of Transfer No: T52633/2019

ALSO KNOWN AS: 2 KEURBOOM STREET, THORNTON

IMPROVEMENTS (not guaranteed): Single storey, brick walls, tile roof, tile & marble floors, lounge, dining room, 4 bedrooms with en-suites, kitchen, pantry, 1 bathroom with toilet, out building - granny flat, freestanding single storey, brick walls, tile roof, tile floor, lounge, 1 bathroom with shower & toilet, kitchen, 1 carport, brick fenced boundary, general residential zoning, paving.

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: Mr F van Greunen.

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 Goodwood Sheriff at Unit B5, Coleman Business Park, Coleman Street, Elsies River, subject to a reserve price of R1,700,000.00.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit B5, Coleman Business Park, Coleman Street, Elsies River, 24 hours prior to the auction.

HEROLD GIE

Dated at Cape Town, 2023-08-04.

Attorneys for Plaintiff(s): Herold Gie Attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Telephone: 021 464 4786. Fax: 021 465 1651. Attorney Ref: PALR/dg/NED2/3259.

**Case No: 19611/2019**

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

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

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and Robyn Kathrine Johnson, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 10:00, At the sheriff's office, 23 Langverwacht Street, Klipdam, Kuils River**

In pursuance of a judgment granted on the 12 APRIL 2021 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 23rd AUGUST 2023 at 10:00, by the Sheriff of the Court Kuils River South at the Sheriff's office, 23 LANGVERWACHT STREET, KLIPDAM, KUILS RIVER to the highest bidder subject to a reserve of R500 000.00 (five hundred thousand rand)

Description: Erf 4448 Blue Downs, In the City of Cape Town, in the Stellenbosch Division, Province of the Western Cape

In extent: 354 (three hundred and fifty four) square metres

Held by: Deed of Transfer no. T39899/2010

Address: Known as 12 Bulrush Street, Electric City, Eerste River

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 Kuils River South

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

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

1.2 FICA legislation requirements : proof of ID and residential address

1.3 Payment of registration of R15 000.00 cash (refundable)

1.4 Registration conditions

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

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

4. The following improvements are stated but not guaranteed : three (3) bedrooms, lounge, kitchen, bathroom and servant's room

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

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



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

6. Conditions: The full Conditions of Sale will be read out immediately prior to the sale and may be inspected at the office of the Sheriff for Kuils River South - 021 905 7450.

Dated at Claremont, 2023-07-20.

Attorneys for Plaintiff(s): De Klerk & Van Gend Inc, 2 Oakdale Road, Claremont, care of De Klerk & Van Gend Inc, 3rd Floor, Absa Building, 132 Adderley Street, Cape Town. Email: [dvanlelyveld@dkvg.co.za](mailto:dvanlelyveld@dkvg.co.za). Telephone: (021)683-3553. Fax: (021)671-3829. Attorney Ref: DEB11770/dvl.

**Case No: 2022-34931**

IN THE HIGH COURT OF SOUTH AFRICA

((Gauteng Division) Johannesburg)

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and MABALE, M M & OTHERS, Defendant**

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

**2023-08-23, 09h00, 21 Hubert Street, Westgate, Johannesburg**

**AUCTION NOTICE**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 2022-34931**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND MUTHELWANA MOSES MABALE (Identity Number: 680313 5395 08 6) (FIRST DEFENDANT), DIKOMANG STELLINAH MABALE (Identity Number: 730401 0651 08 0) (SECOND DEFENDANT), CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (THIRD DEFENDANT) AND ACTING SHERIFF JOHANNESBURG EAST (FOURTH DEFENDANT)**

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

**23rd day of August 2023, acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg on 23rd day of August 2023 at 09h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 8, Door 106 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST24610/2007, situated Unit 8, Door 106, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 71.000 m<sup>2</sup> (SEVENTY-ONE SQUARE METERS).

Held by Deed of Transfer Number ST24610/2007. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 8, Door 106, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 71.000 m<sup>2</sup> (SEVENTY-ONE 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) and Bathroom(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser 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 acting Sheriff Johannesburg East, 39A Louis Trichardt Street, Alberton North, Johannesburg. The acting Sheriff Johannesburg East will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 ([url http://www.info.gov.za/view/downloadfileaction?id=99961](http://www.info.gov.za/view/downloadfileaction?id=99961)) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are

further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/OAK0012

Dated at Johannesburg, 2023-07-26.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0012.

**Case No: 2022-9792**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division) Johannesburg

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O (In its capacity as duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and MAKALELA, THABO DOCTOR & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-08-23, 09H00, 21 Hubert Street, Westgate, Johannesburg

AUCTION NOTICE

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

**CASE NO: 2022-9792**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND THABO DOCTOR MAKALELA (Identity Number: 680109 5493 08 1) (FIRST DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) AND FIRST NATIONAL BANK OF SA LIMITED (THIRD DEFENDANT) AND ACTING SHERIFF JOHANNESBURG EAST (FOURTH DEFENDANT)**

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

23rd day of August 2023, acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg on 23rd day of August 2023 at 09h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg 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 211 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST33523/1992, situated Unit 16, Door 211, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT SQUARE METERS).

Held by Deed of Transfer Number ST33523/1992. 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 211, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of 1 X Lounge, 1 X Kitchen, 2 X Bedroom(s) and 1 X Bathroom(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser 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 acting Sheriff Johannesburg East, 39A Louis Trichardt Street, Alberton North, Johannesburg. The acting Sheriff Johannesburg East will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/OAK0016

Dated at Johannesburg, 2023-07-26.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0016.

**Case No: 2022-34944**

IN THE HIGH COURT OF SOUTH AFRICA

((Gauteng Division) Johannesburg)

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O (In its capacity as the duly appointed Administrator of Oak Mansions Body Corporate), Plaintiff and CEMBI, PUMZA PENELOPE & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-08-23, 09h00, 21 Hubert Street, Westgate, Johannesburg**  
 AUCTION NOTICE

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

**CASE NO: 2022 - 34944**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND PUMZA PENELOPE CEMBI (Identity Number: 751219 0895 08 3) (FIRST DEFENDANT) AND) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) AND ACTING SHERIFF JOHANNESBURG EAST (THIRD DEFENDANT)**

NOTICE OF SALE IN EXECUTION IN TERMS OF RULE 46 (5): IMMOVABLE PROPERTY  
**23rd day of August 2023, acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg on 23rd day of August 2023 at 09h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 41, Door 412 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST27986/2009, situated Unit 41, Door 412, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT SQUARE METERS).

Held by Deed of Transfer Number ST27986/2009. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 41, Door 412, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of 1 X Lounge, 1 X Kitchen, 1 X Bedroom(s) and 1 X Bathroom(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser 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 acting Sheriff Johannesburg East, 39A Louis Trichardt Street, Alberton North, Johannesburg. The acting Sheriff Johannesburg East will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/OAK0026

Dated at Johannesburg, 2023-07-26.

Attorneys for Plaintiff(s): DTB Attorneys, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0026.

**Case No: 2022-9791**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division) Johannesburg

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (In its capacity as the appointed Administrator of Oak Mansions Body Corporate), Plaintiff and OBELE, DICKSON & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-23, 09H00, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 2022 - 9791**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND DICKSON OBELE (Date of Birth: 1970/11/13) (FIRST DEFENDANT) AND NOSICELO OBELE (Identity Number: 670902 0759 08 0) (SECOND DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (THIRD DEFENDANT) AND ACTING SHERIFF JOHANNESBURG EAST (FOURTH DEFENDANT)**

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

**23rd day of August 2023, acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg on 23rd day of August 2023 at 09h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 21, Door 206 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST55054/2002, situated Unit 21, Door 206, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 71.000 m<sup>2</sup> (SEVENTY-ONE SQUARE METERS).

Held by Deed of Transfer Number ST55054/2002. 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 21, Door 206, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 71.000 m<sup>2</sup> (SEVENTY-ONE SQUARE METERS).

Zoned: Residential Improvements: (please note that nothing is guaranteed and/or no warranties are given in respect thereof). Main Building comprising of 1 X Lounge, 1 X Kitchen, 1 X Bedroom(s), 1 X Bathroom(s), 1 X Shower and 1 X Toilet(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser 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 acting Sheriff Johannesburg East, 39A Louis Trichardt Street, Alberton North, Johannesburg. The acting Sheriff Johannesburg East will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 ([url http://www.info.gov.za/view/downloadfileaction?id=99961](http://www.info.gov.za/view/downloadfileaction?id=99961)) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Johannesburg East at 39A Louis Trichardt Street, Alberton North, Johannesburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/OAK0021

Dated at Johannesburg, 2023-07-26.

Attorneys for Plaintiff(s): DTB Attorneys Incorporated, AMR Office Park, 9 Concorde East Road, Bedfordview, Johannesburg. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0021.

**Case No: 3989/2019**

**Docex: Docex 4, Bloemfontein**

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), Plaintiff and HIPE BENJAMIN TSEKA N.O, 1ST DEFENDANT, MATSATSI REBECCA MOHAPI N.O, 2ND DEFENDANT, BATHUSI BADIRILE N.O, 3RD DEFENDANT, BADERILE TSEKA (ID NR: 790413 5345 086), 4TH DEFENDANT, MATSATSI REBECCA MOHAPI (ID NR: 720417 0341 086), 5TH DEFENDANT, B & B FUTURE TRUST IT 545/13), 6TH DEFENDANT and 1ST TO 3RD DEFENDANTS IN THEIR REPRESENTATIVE CAPACITIES AS TRUSTEES FOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 10H00, OFFICE OF THE SHERIFF, 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

PROPERTY DESCRIPTION:

CERTAIN: PLOT 169 ESTOIRE AGRICULTURAL HOLDINGS, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE;

IN EXTENT: 7,6328 (SEVEN COMMA SIX THREE TWO EIGHT) HECTARE;

HELD BY: DEED OF TRANSFER NR T5913/2014;

SUBJECT TO CERTAIN CONDITIONS THEREIN CONTAIN.

REG DIV: BLOEMFONTEIN RD;

SITUATED AT: PLOT 169 ESTOIRE AGRICULTURAL HOLDINGS, DISTRICT, BLOEMFONTEIN, PROVINCE FREE STATE;

The property is zoned for residential purpose and the improvements on the property comprises of the following: (not guaranteed): 4 BEDROOMS; 2 BATHROOMS; 1 KITCHEN; 2 TV/ LIVING ROOMS; 1 LAUNDRY; 3 OUTBUILDINGS: 2 GARAGES; 1 STORGE ROOM;

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

TAKE FURTHER NOTICE

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

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

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

3.1 Fica-legislation in regards of identity & address particulars

3.2 Payment of registration fees.

3.3 Registration conditions



3.4 All bidders are required to pay an amount of R45 000.00 (Refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

3.5 The office of the sheriff BLOEMFONTEIN EAST, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN WITH AUCTIONEERS P ROODT AND/OR M ROODT will conduct the sale;

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

4. The Conditions of sale will lie for inspection prior to the sale, at the offices of THE SHERIFF BLOEMFONTEIN AT THE OFFICE OF THE SHERIFF, NO 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN during business hours, or at the execution plaintiff's attorneys.

Dated at BLOEMFONTEIN, 2023-07-12.

Attorneys for Plaintiff(s): EG Cooper Majiedt Incorporated, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK4347. Attorney Acct: 01001191566.

**Case No: 29075/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and TSWALEDI SIMON MALATJIE - ID: 750224 5451 08 1, 1<sup>st</sup> Defendant and WONDER NKWETSE MALATJIE - ID: 761231 0550 08 7, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 11:00, 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT 3**

Sale in execution to be held on the 25th of August 2023 @ 11h00 by the Sheriff Tshwane North, 3 Vos & Broderick Avenue, The Orchards Ext 3

PORTION 6 OF ERF 878 KARENPARK EXTENSION 19 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG

MEASURING 240 square metres

Held by Deed of Transfer T79091/2006

Situate at: 74 LOTUS STREET, KARENPARK EXTENSION 19, GAUTENG PROVINCE

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x WC and 1 x Carport.

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

The Auction will be conducted by the Sheriff and / or her/his Deputy to the highest bidder with a reserve price set at R400 000.00.

Conditions of sale can be inspected at the offices of the Sheriff Tshwane North, 3 Vos & Broderick Avenue, The Orchards Ext 3, 24 hours prior to the auction.

Dated at Pretoria, 2023-07-21.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3015.

**Case No: 37624/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited), Plaintiff and BOITUMELO MASWANGANYE, ID: 981124 0514 08 4, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 11:00, 3 VOS & BRODERICK AVENUE, THE ORCHARDS EXT 3**

Sale in execution to be held on the 25th of August 2023 @ 11h00 by the Sheriff Tshwane North, 3 Vos & Broderick Avenue, The Orchards Ext 3

PORTION 40 OF ERF 7324 SOSHANGUVE EAST EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE GAUTENG



MEASURING 259 square metres

Held by Deed of Transfer T59359/2018

Situate at: 6687 Promise Street [Portion 40], Soshanguve East, Extension 4, Block W, Pretoria, Gauteng Province.

Improvements - (Not guaranteed): A residential dwelling consisting of 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x WC and 2 x Carports.

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

The Auction will be conducted by the Sheriff and / or her/his Deputy to the highest bidder with a reserve price set at R450 000.00.

Conditions of sale can be inspected at the offices of the Sheriff Tshwane North, 3 Vos & Broderick Avenue, The Orchards Ext 3, 24 hours prior to the auction.

Dated at Pretoria, 2023-07-21.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR GROBLER/Elizma/B3038.

**Case No: 3723/2021**

**Docex: 0415063740**

IN THE HIGH COURT OF SOUTH AFRICA

(Eastern Cape Division Gqeberha)

**In the matter between: NEDBANK LIMITED Plaintiff and COENRAAD CORNELIUS VAN DER WESTHUIZEN, First Defendant and ALETTA MARIA VAN DER WESTHUIZEN, Second Defendant**

**AUCTION**

**2023-08-25, 10:00, 68 Perkins Street, North End, Gqeberha**

In pursuance of a monetary judgment of the above Honourable Court granted on 22 February 2022, an executability order granted by the above Honourable Court on 12 July 2022 and an attachment in execution the following property will be sold in execution by the Sheriff of the High Court Gqeberha West at 68 Perkins Street, North End, Gqeberha by public auction on Friday 25 August 2023 at 10:00:

ERF 995 Port Elizabeth Central, in the Nelson Mandela Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, In Extent: 137 (One Hundred and Thirty Seven) Square Metres and held under Deed of Transfer T5042/2009

Which property is also known as 7 Hunt Street, Richmond Hill (Central), Gqeberha

The property is a residential dwelling zoned for residential purposes consisting of one bedroom, one bathroom, kitchen and livingroom

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, 68 Perkins Street, North End, Gqeberha telephone 041 484 1035. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

Terms:

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

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

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

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

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

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

The sale in execution will be conducted by the Sheriff of the High Court, Gqeberha West or her deputy at 68 Perkins Street, North End, Gqeberha. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

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

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

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

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

\*Registration conditions.

Dated at GQEBERHA, 2023-07-10.

Attorneys for Plaintiff(s): BLC ATTORNEYS, 4 Cape Road Central Gqeberha. Telephone: 0415063740. Fax: 0415821429. Attorney Ref: M Charsley/Elmareth/I36705.

**Case No: 8121/2021**

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

In the matter between: **VENCOR HOLDINGS (PTY) LTD (REGISTRATION NUMBER: 1997/004006/07), EXECUTION CREDITOR and KARL-HEINZ PENZHORN (ID NO.: 691014 5009 08 4), 1ST EXECUTION DEBTOR - CHRISTOPH HUGO PENZHORN (ID NO.: 931125 5013 08 0), 2ND EXECUTION DEBTOR - HEINRICH CHRISTOPH PENZHORN (ID NO.: 980611 5395 08 0), 3RD EXECUTION DEBTOR - KARL-HEINZ PENZHORN N.O. (ID NO.: 691014 5009 08 4), 4TH EXECUTION DEBTOR - CHRISTOPH HUGO PENZHORN N.O. (ID NO.: 931125 5013 08 0), 5TH EXECUTION DEBTOR - HEINRICH CHRISTOPH PENZHORN N.O. (ID NO.: 980611 5395 08 0), 6TH EXECUTION DEBTOR - EMAKHANZENI LOCAL MUNICIPALITY, 7TH EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-21, 10:00, MAGISTRATES COURT, RIEBEEK STREET, BELFAST, MPUMALANGA**

IN THE HIGH COURT OF SOUTH AFRICA  
LIMPOPO DIVISION, POLOKWANE

**CASE NUMBER: 8121/2021**

**VENCOR HOLDINGS (PTY) LTD (REGISTRATION NUMBER: 1997/004006/07), EXECUTION CREDITOR AND KARL-HEINZ PENZHORN (ID NO.: 691014 5009 08 4), 1ST EXECUTION DEBTOR, CHRISTOPH HUGO PENZHORN (ID NO.: 931125 5013 08 0), 2ND EXECUTION DEBTOR, HEINRICH CHRISTOPH PENZHORN (ID NO.: 980611 5395 08 0), 3RD EXECUTION DEBTOR, KARL-HEINZ PENZHORN N.O. (ID NO.: 691014 5009 08 4), 4TH EXECUTION DEBTOR, CHRISTOPH HUGO PENZHORN N.O. (ID NO.: 931125 5013 08 0), 5TH EXECUTION DEBTOR, HEINRICH CHRISTOPH PENZHORN N.O. (ID NO.: 980611 5395 08 0), 6TH EXECUTION DEBTOR and EMAKHANZENI LOCAL MUNICIPALITY, 7TH EXECUTION DEBTOR**

AUCTION NOTICE OF SALE IN EXECUTION (IMMOVABLE PROPERTY)

In execution of a Judgment granted out of the High Court of South Africa in the above-mentioned suit, a sale with no Court reserve will be held by the SHERIFF OF BELFAST, AT THE PREMISES OF THE MAGISTRATE'S COURT, 100 VAN RIEBEECK STREET, BELFAST, MPUMALANGA PROVINCE ON MONDAY, 21 AUGUST 2023 AT 10H00(AM) of the under mentioned property of the Respondents subject to the conditions of sale which are available for inspection at the offices of the Sheriff Belfast, (the Sheriff's Offices) 16 Smit Street, Belfast, Mpumalanga, (013) 253 0123 the highest bidder:-

A property consisting of:-

SITE NUMBER: ERF 553 DULLSTROOM TOWNSHIP

SITUATED AT: 553 ORANJE NASSAU STREET, DULLSTROOM, MPUMALANGA PROVINCE;  
REGISTRATION DIVISION: J.T., MPUMALANGA PROVINCE;

MEASURING: 3 625 (THREE THOUSAND SIX HUNDRED AND TWENTY-FIVE SQUARE METERS);

HELD UNDER DEED OF TRANSFER NO: T2802/1895 WITH MAP ATTACHED THEREOF AND HELD UNDER DEED OF TRANSPORT T20932/1988;

THE PROPERTY IS ZONED: GENERAL RESIDENCE

IMPROVEMENTS: 553 ORANJE NASSAU STREET, DULLSTROOM CONSISTS OUT OF A SINGLE STOREY BUILDING WITH PALISADE WALLS UNDER CORRIGATED IRON ROOF AND WOOD FLOORS.

2X BATHROOMS

2X TOILETS

1X SHOWER

1X LAUNDRY  
1X KITCHEN  
4X BEDROOMS  
1X LAUNGE  
1X DINING ROOM  
1X PANTRY  
1X SCULLERY

OUT BUILDING: 1X SINGLE STOREY FREESTANDING WITH BRICK WALLS AND CORRIGATED IRON ROOF, CEMENT FLOORS AND GARAGE.

OTHER: BOUNDARY: FENCED - PRE-CAST

Subject to the following conditions:

Take note that the Execution Creditor, Sheriff and/or Plaintiff's Attorneys does not give any warranties with the regard to the description and/or improvements.

TAKE FURTHER NOTE THAT:-

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court on 3 November 2022;

2. The Rules of this auction and a full advertisement are available between 08:00 and 16:30 before the auction, at the offices of the Sheriff Office, 16 SMIT STREET, BELFAST, MPUMALANGA PROVINCE (013) 253 0123;

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/DownloadFileAuction?id=99961>)

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

(c) Payment of Registration Fee of R10 000,00 in cash of EFT that must reflect in the Sheriff's account prior to the sale;

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

DATED and signed at POLOKWANE on the 19th day of JUNE 2023.

PJ VAN STADEN, Attorneys of Plaintiff(s): ESPAG MAGWAI ATTORNEYS, ADAM TAS BUILDING, 26 JORISSEN STREET, POLOKWANE. E-MAIL: [lit3@espagmagwai.co.za](mailto:lit3@espagmagwai.co.za). TEL: (015) 297 297-5374. REF: PJ VAN STADEN/EvJ/MAT26966

Attorney with right of appearance in terms of Section 114(5) of the Legal Practice Act, Act 28 of 2014.

Dated at POLOKWANE, 2023-07-17.

Attorneys for Plaintiff(s): ESPAG MAGWAI ATTORNEYS, 26 JORISSEN STREET, ADAM TAS FORUM, POLOKWANE, 0699. Telephone: 0152975374. Attorney Ref: PJ VAN STADEN/EvJ/MAT34701.

**Case No: 54842/2020**

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and JULIO ALBINO NDAVA (IDENTITY NUMBER: 700516 6035 18 0), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-23, 09:00, Acting Sheriff of the High Court Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and warrant granted on 1 November 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 23 August 2023 at 09:00 by the Acting Sheriff of the High Court Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder:- CERTAIN: PORTION 1 OF ERF 7646 KENSINGTON TOWNSHIP, SITUATED: 53 ROBERTS AVENUE, KENSINGTON, 2094, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 962 (NINE HUNDRED AND SIXTY-TWO) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information

pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X ENTRANCE (ESTIMATED), 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 1 X LAUNDRY (ESTIMATED), 1 X FAMILY ROOM (ESTIMATED), 4 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), OUTBUILDING: 2 X GARAGES (ESTIMATED), OTHER: WALLING: BRICK BUILT, PAVING: PAVERS, SWIMMING POOL (AS PER GOOGLE EARTH IMAGERY), ROOF COVERING: FLAT CONCRETE. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property prepared by a Professional Valuer - Martie Grové on 18 October 2022. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled.) HELD by the DEFENDANT JULIO ALBINO NDAVA, with Identity Number: 700516 6035 18 0 under his name under Deed of Transfer No. T68440/2007. PLEASE NOTE THAT: The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of and order granted against the Defendant/Execution Debtor for money owing to the Plaintiff/Execution Creditor. The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy. Advertising costs at current publication rates and sale costs according to Court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008, ([URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)) Rules of the auction and Conditions of Sale may be inspected at the Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. The purchaser shall pay the Sheriff a deposit of 10 per cent (10%) of the purchase price in cash or by bank guaranteed cheque or EFT on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 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 clause 4 of the Conditions of Sale, and should the property be sold below the reserve price, then on confirmation by the Court. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1%. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/EJ/IB001733. C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042. Tel: (012) 492 5617. Fax: 086 664 1624.

Dated at Pretoria, 2023-07-26.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012)817-4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001733.

**Case No: 20576/2020**

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06), Plaintiff and PUSELETSO GABRIEL RAMOLLO (IDENTITY NUMBER: 590802 5377 08 5), 1<sup>st</sup> Defendant and NGALETSANE RACHEL RAMOLLO (IDENTITY NUMBER: 600609 0710 08 9), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-22, 10:00, Sheriff Johannesburg South at Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In pursuance of a judgment and warrant granted on 7 March 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 22 August 2023 at 10:00 by the Sheriff of the High Court, Sheriff Johannesburg South at Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview to the highest bidder: - CERTAIN: PORTION 2 OF ERF 1659 TURFFONTEIN TOWNSHIP, SITUATED: 73 MOFFETT STREET, TURFFONTEIN, 2190, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.R., THE PROVINCE OF GAUTENG, MEASURING: 261 (TWO HUNDRED AND SIXTY ONE) 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 (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 1 X BATHROOMS (ESTIMATED), 1 X TOILET (ESTIMATED), STAFF ROOM: 1 X BEDROOM (ESTIMATED), 1 X TOILET (ESTIMATED). (The afore going inventory is borne out by a sworn

Valuation Report in respect of the property dated 4 November 2022 and prepared by a Professional Valuer: Brain Leslie Butler. No access was gained to the property when the valuation was conducted and the inventory compiled.) TAKE FURTHER NOTE 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 a full advertisement is available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview. 2. 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. HELD by the DEFENDANTS, PUSELETSO GABRIEL RAMOLLO (IDENTITY NUMBER: 590802 5377 08 5) and NGALETSANE RACHEL RAMOLLO (IDENTITY NUMBER: 600609 0710 08 9), under their names under Deed of Transfer No. T46725/2013. The sale documents can be inspected at the offices of the Sheriff of the High Court Johannesburg South at Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview. LGR INCORPORATED, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PRETORIA. PO BOX 2766, PRETORIA, 0001. TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/EJ/IB001810, 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: 086 664 162.

Dated at Pretoria, 2023-07-26.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Ave, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012)817-4727. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001810.

**Case No: 53375/2019**

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 ABEL MBIKO (IDENTITY NUMBER: 671002 5632 08 2), 1<sup>st</sup> Defendant and BUSISIWE EUNICE MBIKO (IDENTITY NUMBER: 701223 0618 08 2), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 10:00, Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort**

In pursuance of a judgment and warrant granted on 9 June 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 25 August 2023 at 10:00 by the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort to the highest bidder. CERTAIN: ERF 3247 DOORKOP TOWNSHIP, SITUATED: CORNER OF LESEDI AND NICE STREETS, DOORKOP, 1874, MAGISTERIAL, DISTRICT: JOHANNESBURG WEST, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 336 (THREE HUNDRED AND THIRTY SIX) 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 (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 15 March 2022 and prepared by a Professional Associated Valuer: Brian Leslie Butler. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANTS, ABEL MBIKO (IDENTITY NUMBER: 671002 5632 08 2) and BUSISIWE EUNICE MBIKO (IDENTITY NUMBER: 701223 0618 08 2), under their name under Deed of Transfer No. T22327/1987. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Roodepoort South at 10 Liebenberg Street, Roodepoort. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria. TEL: (012) 817 4727, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/ IB001249, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, Tel: (012) 492 5617.



Dated at Pretoria, 2023-07-26.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817 4727. Fax: 0128093653. Attorney Ref: SZ/ELZANNE JACOBS/IB001249.

**Case No: 8759/2021**

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 MDUDUZI CYRIL SIKHAKHANE (IDENTITY NUMBER: 751014 5449 08 9), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 14:00, Sheriff of the High Court Brakpan at 612 Voortrekker Road, Brakpan**

In pursuance of a judgment and warrant granted on 18 April 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 25 August 2023 at 14:00 by the Sheriff of the High Court, Sheriff Brakpan at 612 Voortrekker Road, Brakpan to the highest bidder subject to a reserve price of R644 271.04: - CERTAIN: ERF 1873 BRAKPAN TOWNSHIP, SITUATED: 142 HAMILTON AVENUE, BRAKPAN, 1541, MAGISTERIAL DISTRICT: EKURHULENI SOUTH EAST, REGISTRATION DIVISION: I.R., GAUTENG PROVINCE, MEASURING: 991 (NINE HUNDRED AND NINETY-ONE) 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 (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), OUTBUILDING: 1 X GARAGE (ESTIMATED), 1 X BEDROOMS (ESTIMATED), 1 X WATER CLOSET (ESTIMATED), 1 X STORE (ESTIMATED), OTHER: CARPORT (ESTIMATED), WALL FINISHING: PRE-CAST (ESTIMATED), PAVING: PAVERS (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 16 March 2021 and prepared by a Professional Valuer: Martie Grové. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the DEFENDANT, MDUDUZI CYRIL SIKHAKHANE (IDENTITY NUMBER: 751014 5449 08 9), under his name under Deed of Transfer No. T10250/2002. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Brakpan at 612 Voortrekker Road, Brakpan. LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria. TEL: (012) 817 4727, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/ IB000614. C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, Tel: (012) 492 5617

Dated at Pretoria, 2023-07-26.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624.. Telephone: (012) 817 4727. Fax: 0128093653. Attorney Ref: SZ/ELZANNE JACOBS/ IB000614.

**Case No: ECMTHA/RC165/20**

**Docex: Docex 1 East London**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED (Execution Creditor) and ERIC ZALISILE KEKA (First Execution Debtor) and RETSHILISOTSOE SYLVESTER KEKA (Second Execution Debtor)**

**NOTICE OF SALE IN EXECUTION**

**2023-08-24, 11:00, 7 Willow Street, Maclear**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 13 August 2021 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R406 312.20 on THURSDAY, the 24th day of AUGUST 2023 at 11h00 by the Sheriff of the Court at the 7 Willow Street, Maclear.



Property Description: ERF 303 MACLEAR, ELUNDINI MUNICIPALITY, DIVISION OF MACLEAR, EASTERN CAPE PROVINCE

IN EXTENT 2 022 (TWO THOUSAND AND TWENTY-TWO) SQUARE METRES and which property is held by Defendants in terms of Deed of Transfer No. T47187/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 7 Willow Street, Maclear

DESCRIPTION: 1 x LOUNGE, 1 x DINING ROOM, 1 x KITCHEN, 3 x BEDROOMS, 2 x BATHROOMS, 1 x GARAGE

The Conditions of Sale will be read and inspected prior to the sale at Maclear Sheriff, 81 High Street, Matatiele.

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

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

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

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

RULES OF AUCTION:

a The auction will be conducted by the Sheriff.

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

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

Dated at EAST LONDON, 2022-12-06.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond Attorneys, c/o M Mvumvu Attorneys, Quenera Park, 12 Quenera Road, Beacon Bay, East London. Telephone: 043 722 4210. Fax: 0862715235. Attorney Ref: SBF.K103. Attorney Acct: DRAKE FLEMMER & ORSMOND.

**Case No: 2070/2022**

**Docex: Docex 1 East London**

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

**In the matter between: The Standard Bank of South Africa Ltd (Execution Creditor) and LYLE DOMONICK SCHARNECK (Execution Debtor)**

**NOTICE OF SALE IN EXECUTION**

**2023-08-23, 10:00, Sheriff's Office, 77 Komani Street, Queenstown**

IN PURSUANCE of a Judgment granted in the High Court and Warrant of Execution dated 05 October 2022 by the above Honourable Court, the following property will be sold in Execution with a court appointed reserve of R280 523.00 on WEDNESDAY, the 23rd day of AUGUST 2023 at 10h00 by the Sheriff of the Court at the Sheriff's Office, 77 Komani, Queenstown.

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

IN EXTENT 480 (FOUR HUNDRED AND EIGHTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T54103/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Commonly known as: 49 Central Road, Aloeale, Queenstown

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

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

**TERMS:**

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

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

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

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

**RULES OF AUCTION:**

A The auction will be conducted by the Sheriff.

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

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

Dated at EAST LONDON, 2023-06-06.

Attorneys for Plaintiff(s): Drake Flemmer & Orsmond EL Inc. C/o De Jager & Lordan Inc, 2 Allen Street, Makhanda, Quenera Park, 12 Quenera Drive, Beacon Bay, East London. Telephone: 0437224210. Fax: 0866218490. Attorney Ref: SNeI/SBF.S208. Attorney Acct: DRAKE FLEMMER & ORSMOND INC.

**Case No: 45110/2019**

**Docex: DX 136, PRETORIA**

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

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

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

**2023-08-16, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALMRIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgement granted on 16 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 WEDNESDAY 16 AUGUST 2023 at 09h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, to the highest bidder, WITHOUT RESERVE. DESCRIPTION OF PROPERTY ERF 993 MAYBERRY PARK TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG. MEASURING: 1 012 (ONE THOUSAND AND TWELVE) square metres. HELD BY DEED OF TRANSFER T20912/2010. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Street address : 17 Valboom Street, Mayberry Park, Alberton. IMPROVEMENTS: A dwelling house with 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower, 2 x Toilets. OUTBUILDINGS : 2 x Bedrooms, 1 x Bathroom, 1 x Shower, 1 x Toilet, Double Garage, Swimming Pool. 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 : ALBERTON 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, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R15 000,00 (refundable) registration fee.

(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, 2023-07-17.

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 / F63152 / TH.

**Case No: 57658/2020**

**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 TEBHO PATRICK MANGAKANE, Defendant**

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

**2023-08-16, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, THIRD STREET, BLOEMFONTEIN**

In terms of a judgment granted on 7 MARCH 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 16 AUGUST 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, THIRD STREET, BLOEMFONTEIN, WITHOUT RESERVE. DESCRIPTION OF PROPERTY ERF 21969 BLOEMFONTEIN EXTENSION 143 DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE MEASURING : 1140 (ONE THOUSAND ONE HUNDRED AND FORTY) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T12769/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 6 De With Street, Ehrlichpark, Bloemfontein MAGISTERIAL DISTRICT : BLOEMFONTEIN IMPROVEMENTS 3 x Bedrooms, 2 x Bathrooms, 1 x TV / Living Room, 1 x Kitchen, 1 x Pantry, 2 x Carports The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". 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, BLOEMFONTEIN EAST, 3 SEVENTH STREET, BLOEMFONTEIN. 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 R45 000,00. (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, 2023-07-21.

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 / CLF92147 / TH.

**Case No: 33030/2019**

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 KETIUMETSE ANGEL MHLANGA (Id No: 740418 0358 084), 1st Execution Debtor/Defendant and QEDUSIZI NTONGA MHLANGA (Id No: 740827 5352 084), 2nd Execution Debtor/Defendant**

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

**2023-08-23, 10:30, SHERIFF NIGEL at 74 VON GEUSAU STREET, NIGEL**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 3rd JUNE 2021 in terms of which the following property will be sold in execution on 23rd AUGUST 2023 at 10:30 by SHERIFF NIGEL at 74 VON GEUSAU STREET, NIGEL to the highest bidder with reserve of R70 000.00: REMAINING EXTENT OF ERF 149 JAMESON PARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 992 (NINE HUNDRED AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T8705/2012. SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

SITUATED AT: 149 CROW AVENUE, JAMESON PARK ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING : 3XBEDROOMS, 1&1/2XBATHROOMS, KITCHEN, LOUNGE, CARPORT (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office NIGEL. The offices of the Sheriff for NIGEL will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF NIGEL at 74 VON GEUSAU STREET, NIGEL.

Dated at SANDTON, 2023-07-05.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA / am / S1663/8040.

**Case No: 24513/2019**

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 BETHUEL MBUZENI PHUMULANI NDABA (Id No. 720815 5474 085), 1st Execution Debtor/Defendant and ALICE BUSISIWE MBATHA (Id No. 680108 0468 080), 2nd Execution Debtor/Defendant**

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

**2023-08-23, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 15th of APRIL 2021 in terms of which the following property will be sold in execution on 23rd of AUGUST 2023 at 09:00 by the ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with reserve of R664 103.60 ERF 24 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 485 (FOUR HUNDRED AND EIGHTY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T79430/06. SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. SITUATED AT: 28 ALBERMARLE STREET, KENSINGTON ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1 X LOUNGE, 1 X KITCHEN, 2 X BATHROOMS, 4 X BEDROOMS OUTBUILDING: 1 X GARAGE, 2 X 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, JOHANNESBURG EAST. The office of the ACTING SHERIFF JOHANNESBURG EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, PALM RIDGE at 39A LOUIS TRICHARDT AVENUE, ALBERTON.

Dated at SANDTON, 2023-07-20.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/S1663/8002.

**Case No: 56550/2021****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 SKHUMBUZO HENRY NKOSI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALMRIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgment granted on 19 SEPTEMBER 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 16 AUGUST 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 R368 993.00 (THREE HUNDRED AND SIXTY EIGHT THOUSAND NINE HUNDRED AND NINETY THREE RAND). ERF 220 HLONGWANI TOWNSHIP; REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING : 283 (TWO HUNDRED AND EIGHTY THREE) square metres; HELD BY DEED OF TRANSFER T36960/2010 Street address : 220 MHACAMBA STREET, HLONGWANI IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom FLATLET : 1 x Bedroom, 1 x Bathroom, 1 x Kitchen 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. CONDITIONS The auction rules and 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, 2023-07-17.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrns Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / MAT11881 / TH.

**Case No: 32153/2017****Docex: DX 136, 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), Plaintiff and MICHELLE ANITA HURTER, First Defendant and MARTHINUS JACOBUS VAN STADEN, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10:00, THE OFFICE OF THE SHERIFF OF THE HIGH COURT, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1**

In terms of a judgement granted on THURSDAY 30 MAY 2019, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 17 AUGUST 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1, to the highest bidder, subject to a reserve of R300 000,00 (THREE HUNDRED THOUSAND RAND) AS PER COURT ORDER GRANTED ON 28 APRIL 2023. DESCRIPTION OF PROPERTY A Unit Consisting of - (A) Section No. 13 as shown and more fully described on Sectional Plan No. SS223/2009 in the scheme known as CAPE WAGTAIL MEWS in respect of the land and building or buildings situate at SPARTAN EXTENSION 26 TOWNSHIP, LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said Sectional Plan is 64 (SIXTY 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 the Judgement Debtors in their name, by Deed of Transfer ST53422/2010 Street



address : No. 13 Cape Wagtail Mews, Kelvin Estate, Croydon, Kempton Park MAGISTERIAL DISTRICT : KEMPTON PARK IMPROVEMENTS 2 x Bedrooms, 1 x Bathroom, 1 x Lounge, 1 x Kitchen, Garage The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1. 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 and particulars. (c) Payment of a registration fee of R30 000,00 - in cash or 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 Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-07-21.

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 / F76868/ TH.

**Case No: 42662/2021**

**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 WENDY THEMBISILE NTIMEZO, Defendant**

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

**2023-08-16, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALMRIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgment granted on 17 FEBRUARY 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 16 AUGUST 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 R1 580 000,00 (ONE MILLION FIVE HUNDRED AND EIGHTY THOUSAND RANDS) : PORTION 2 ERF 640 SOUTHCREST EXTENSION 13 TOWNSHIP; REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING : 683 (SIX HUNDRED AND EIGHTY THREE) square metres; HELD BY DEED OF TRANSFER T48824/2017 Street address : 17 LEOPARD PARK ROCK ESTATE, 612 EEUWFEEES STREET, SOUTHCREST, ALBERTON IMPROVEMENTS 2 x Lounges, 1 x Dining Room, 1 x Kitchen, 4 x Bedrooms, 3 x Bathrooms, 3 x Showers, 3 x Toilets 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 auction rules and conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF 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, 2023-07-17.

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. Attorney Ref: FORECLOSURES / CLF10350 / TH.



**Case No: 43291/2022****Docex: DX 136, PRETORIA**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration Number: 2006/021576/07), Plaintiff and ZAIN CAJEE, First Defendant and SAADIQA RICHARDS, Second Defendant**

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

**2023-08-18, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In terms of a judgement granted on 1 MARCH 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 18 AUGUST 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT, to the highest bidder subject to a reserve of R1 963 636.00 (ONE MILLION NINE HUNDRED AND SIXTY THREE THOUSAND SIX HUNDRED AND THIRTY SIX RAND). DESCRIPTION OF PROPERTY ERF 1767 NORTHCLIFF EXTENSION 19 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 993 (NINE HUNDRED AND NINETY THREE) square metres HELD BY DEED OF TRANSFER T28867/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 107 Gordon Road, Northcliff , Extension 19 IMPROVEMENTS 3 Bedrooms, 2 Bathrooms, TV / Living Room, Lounge, Dining Room, Kitchen, Pantry, Laundry, 2 Garages, Swimming Pool 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 : ROODEPOORT 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 together with the rules of the auction at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a refundable registration fee of R15 000,00 - EFT only, 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 Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements

Dated at PRETORIA, 2023-07-24.

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 /MAT15605 / TH.

**Case No: 34716/2019**

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 ALBERT REDDY (Id No: 721128 5088 080), 1st Execution Debtor/Defendant, SHARMLA REDDY (Id No: 730110 0119 085), 2nd Execution Debtor/Defendant, RODERICK LEGAE (Id No: 640808 5858 081), 3rd Execution Debtor/Defendant and LYDIA LEGAE (Id No: 700623 0598 088), 4th Execution Debtor/Defendant**

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

**2023-08-22, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court against the 1st and 2nd Defendants on 15th of JULY 2021 in terms of which the following property will be sold in execution on 22nd AUGUST 2023 at 10h00 by the JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with reserve of R3 550 000.00: ERF 285 BASSONIA TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 1188 (ONE THOUSAND ONE HUNDRED AND EIGHTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T4292/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. Also known as: 27 JEANINE AVENUE, BASSONIA ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 6XBEDROOMS, 4XBATHROOMS, 1XLounge, 1XDINING ROOM, 1XKITCHEN, 1XFAMILY ROOM, 1XSTUDY, 1XWC, 1XDRESSING ROOM, 4XGARAGES. OUTBUILDING: 1XBEDROOMS, 1XBATHROOMS (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's

commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF JOHANNESBURG SOUTH. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale D) Registration conditions: no person will be allowed on the premises if they are not Registered for FICA and CPA. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW

Dated at SANDTON, 2023-07-03.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/ am / S1663/8132.

**Case No: 42826/2019**

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

**In the matter between: SAWINDU 08 (RF)(PTY) LIMITED (Registration No: 2016/481437/07), Execution Creditor/Plaintiff and GAMEDE: DUMISANI SYDNEY (ID: 850223 5751 085), 1st Execution Debtor/Defendant and KUNENE: LINDIWE IMMACULATE (ID: 860731 0275 080), 2nd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 09:00, SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 28 November 2022 in terms of which the following property will be sold in execution on the 17th of August 2023 at 09h00 by the SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI to the highest bidder with reserve of R380 000.00: ERF 1473 ALLIANCE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 274 (TWO HUNDRED AND SEVENTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T39634/2017, SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 1473 LUIGI STREET, ALLIANCE EXTENSION 2, DAVEYTON, BENONI ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2XBEDROOMS, 1 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 BENONI. The office of the SHERIFF BENONI will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI

Dated at SANDTON, 2023-07-04.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/HOU82/0218.

Case No: 45035/2014

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

**In the matter between: ABSA BANK LIMITED Plaintiff and ERIKA JORDAAN N.O Trustee for the time being of JORDAAN FAMILY TRUST, 1st Defendant, JORDAAN: CHARL QUINTAS, 2ND Defendant and JORDAAN: ERIKA, 3RD Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10:00, SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS  
VEREENIGING**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 17 FEBRUARY 2015 in terms of which the following property will be sold in execution on 17 AUGUST 2023 at 10:00 by SHERIFF VEREENIGING at 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING to the highest bidder with a reserve price of R175 000.00 CERTAIN PROPERTY: A Unit consisting of - (a) Section No 2 as shown and more fully described on Sectional Plan No. SS353/1991, in the scheme known as ELGEDA in respect of land and building or buildings situate at ERF 1354 VEREENIGING TOWNSHIP in the area of LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 65 (SIXTY FIVE) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. ST36467/2007 SITUATED AT : UNIT 1 ELGEDA, CNR RHODES AVENUE & LESLIE STREET, VEREENIGING The following information is furnished but not guaranteed: MAIN BUILDING : ENTRANCE HALL, LOUNGE, DINNING ROOM, KITCHEN, BATHROOM, 2X BEDROOMS, CARPORT. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING. The offices of the Sheriff for 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 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 offices of THE SHERIFF VEREENIGING, 97 GENERAL HERTZOG ROAD, THREE RIVERS VEREENIGING.

Dated at SANDTON, 2023-07-03.

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: ABS697/0522/AM/C MICHAEL.

Case No: 40982/2016

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor/Plaintiff and HALL: CANDICE LEIGH,  
Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 09:00, SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 02ND August 2017 in terms of which the following property will be sold in execution on the 17th of August 2023 at 09h00 by the SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI to the highest bidder with reserve of R205 000.00: A UNIT CONSISTING OF - (a) SECTION NO 60 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS169/1995 IN THE SCHEME KNOWN AS WINIFRED IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BENONI TOWNSHIP, LOCAL AUTHORITY: EKURHULENI 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 NUMBER ST51325/2007 AN EXCLUSIVE USE AREA DESCRIBED AS PARKING BAY P12 MEASURING 11 (ELEVEN) SQUARE METRES, BEING AS SUCH, PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS WINIFRED COURT AS IN RESPECT OF LAND AND BUILDING OR BUILDINGS SITUATE AT BENONI TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN

MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS169/1995, HELD BY NOTARIAL DEED OF CESSION NUMBER SK4065/2007 KNOWN AS: UNIT 60 DOOR 212 WINIFRED COURT, CNR OF RUSSEL & AMPHILL STREET, BENONI ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DININGROOM, KITCHEN, 3XBEDROOMS, 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 BENONI. The office of the SHERIFF BENONI will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF BENONI at 180 PRINCESS AVENUE, BENONI.

Dated at SANDTON, 2023-07-04.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/ABS697/1432.

**Case No: 18871/2020**

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

**In the matter between: SAWINDU 08(RF)(PTY) LTD (Registration No: 2013/222429/07), Execution Creditor/Plaintiff and MAKHUBU CYPRIEL ZWELAKHE (ID: 800803 5515 084), Execution Debtor/Defendant**

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

**2023-08-23, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 16th of SEPTEMBER 2021 in terms of which the following property will be sold in execution on 23rd of AUGUST 2023 at 09:00 by the ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with reserve of R211 000.00. SECTION NO.3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS130/1982, IN THE SCHEME KNOWN AS PANORAMIC HEIGHTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BELLE-VUE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG OR WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 80 (EIGHTY) SQUARE METRES IN EXTENT; and AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NUMBER ST028924/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; ("the Property") SITUATED AT: ERF 632 - UNIT 3 SS PANORAMIC HEIGHTS, BELLE-VUE, 3 ALBERT STREET, JOHANNESBURG. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, 2 BEDROOMS, BATHROOM, KITCHEN, SEPARATE WC, (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, JOHANNESBURG EAST. The office of the ACTING SHERIFF JOHANNESBURG EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any



interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE ALBERTON.

Dated at SANDTON, 2023-07-20.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/HOU82/0251.

**Case No: 21650/2021**

**Docex: 21650/2021**

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 NTEPE DUNCAN MAMPURU, Defendant**

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

**2023-08-18, 09:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 1281 CHURCH STREET, HATFIELD, PRETORIA**

In terms of a judgment 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 FRIDAY 18 AUGUST 2023 at 09h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG, subject to a reserve of R620 374,00 (SIX HUNDRED AND TWENTY THOUSAND THREE HUNDRED AND SEVENTY FOUR RAND). DESCRIPTION OF PROPERTY A Unit consisting of - (a) Section No. 12 as shown and more fully described on Sectional Plan No. SS50/1981, in the scheme known as FORD'S VILLAGE NO 4 in respect of the land and building or buildings situated at BOKSBURG SOUTH EXTENSION 5 TOWNSHIP, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 102 (ONE HUNDRED AND 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 the Judgment Debtor in his name by Deed of Transfer Number ST18727/2019 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : No. 12 Ford's Village No. 4, President Brand Street, Boksburg South, Extension 1 MAGISTERIAL DISTRICT : BOKSBURG IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Carport, 1 x Storeroom 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 guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R15 000,00 by way of EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-07-21.

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 / CLF8854 / TH.

Case No: 24781/2022

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 KAIZER MORERIANE (IDENTITY NO: 840428 5707 085), 1st Execution Debtor/Defendant, TILDA KHOSI MORERIANE (IDENTITY NO: 590905 0721 080), 2nd Execution Debtor/Defendant and VUSIMUZI RAYMOND MORERIANE (IDENTITY NO: 560516 5745 085), 3rd Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-18, 10:00, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 15th FEBRUARY 2023 and respectively in terms of which the following property will be sold in execution on 18th of AUGUST 2023 at 10H00 by the SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder with reserve of R560 000.00: ERF 6 GROBLERPARK EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 027 (ONE THOUSAND AND TWENTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T37754/2008. SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN. SITUATED AT: 781 GLENELG STREET, GROBLERPARK EXTENSION 15 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, LOUNGE, 2XBATHROOMS, 1XDININGROOM, KITCHEN, GARAGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH. The office of the Sheriff for ROODEPOORT 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 R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT.

Dated at SANDTON

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA / am/S1663/8758.

Case No: 51130/2021

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

**In the matter between: ABSA BANK LIMITED, Execution Creditor/Plaintiff and FRANK JOHN RAY MWASE (ID: 650212 6163 186), First Execution Debtor/Defendant and JACQUELINE MWASE (ID: 710614 0992 189), Second Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 09:30, SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 15 September 2022 in terms of which the following property will be sold in execution on the 25th of AUGUST 2023 at 09:30 by SHERIFF BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG to the highest bidder with reserve price of R340 000.00: A Unit consisting of - (a) Section No 136 as shown and more fully described on Sectional Plan No. SS360/07, in the scheme known as RAVEN'S ROCK in respect of the land and building or buildings situate at RAVENSKLIP EXTENSION 7 TOWNSHIP; EKURHULENI 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 ST73904/2007 SITUATED: DOOR 136 RAVEN'S ROCK TRANSVAL STREET, REVENSKLIP, EXTENSION 7



**BOKSBURG. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED)** The following information is furnished but not guaranteed: **MAIN BUILDING: TBC WITH SHERIFF** (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, BOKSBURG. The office of the Sheriff for BOKSBURG will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of 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 BOKSBURG at 182 LEEUWPOORT STREET, BOKSBURG

Dated at SANDTON, 2023-07-06.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: CMICHAEL/AM/ABS697/1850.

**Case No: 2020/20848**

**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 THOTA: ITUMELENG (ID NO. 880914 0919 08 1), DEFENDANT**

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

**2023-08-18, 10:00, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT**

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 R380 705.91 will be held at the offices of the Sheriff ROODEPOORT NORTH at 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT at 10:00 on 18 AUGUST 2023 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. **CERTAIN: A UNIT CONSISTING OF: SECTION NO. 80 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS151/2008, IN THE SCHEME KNOWN AS HONEY BADGER IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT HONEYPARK EXTENSION 10 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL IS PLAN, 61 (SIXTY ONE) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST39483/2016. SITUATED AT UNIT 80 HONEY BADGER, 190 COLEEN STREET, HONEY PARK EXT 10 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS:** Please note that nothing is guaranteed and/or no warranty is given in respect thereof. **MAIN BUILDING:** 2 bedrooms, bathroom, TV/living room, kitchen and carport. (The accuracy thereof can however not be guaranteed). **THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS."** 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Roodepoort North. The Sheriff FWJ COETZEE 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 Roodepoort North at 182 Progress Road, Lindhaven Roodepoort.

Dated at GERMISTON, 2023-06-15.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 182 PROGRESS ROAD, LINDHAVEN ROODEPOORT. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 109413/D GELDENHUYS / LM.

**Case No: 8966/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and MALETSEPE CLEMENTINE MODISE (Identity Number: 920331 0966 08 1), First Respondent and MASERAME GLADYS NAMANYANE (Identity Number: 890210 1055 08 4), Second Respondent**

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

**2023-08-23, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 3rd day of November 2022 in terms of which the following property will be sold in execution on 23rd of AUGUST 2023 at 09:00 by the ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with reserve of R400 000.00 (a) SECTION NO. 33 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS876/2006 IN THE SCHEME KNOWN AS WORDSWORTH MANOR IN RESPECT OF THE LAND AND BUILDING SITUATE AT REMBRANDT PARK EXTENSION 9 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 62 (SIXTY TWO) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST63327/2018 AND SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED. ("the Property"). SITUATED AT: 7 WORDSWORTH ROAD, REMBRANDT PARK EXTENSION 9 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, BATHROOM, 2 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, JOHANNESBURG EAST. The office of the ACTING SHERIFF JOHANNESBURG EAST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF PALM RIDGE at 39A LOUIS TRICHARDT AVENUE ALBERTON.

Dated at ILLOVO, 2023-07-20.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/THE1797//0339.

**Case No: 2020/35453**

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 VAN ROOYEN, CORNEL, First Defendant and VAN ROOYEN, JENNIFER, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 10:00, ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT**

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 ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT on 25 AUGUST 2023 at 10:00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the sheriff ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT, subject to a reserve price set at R194,819.97. ERF 393 LEWISHAM TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 915 (NINE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T20229/2007, SITUATED AT: 41 MORCOM STREET, LEWISHAM Magisterial Court District (Roodepoort) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 1 BATHROOM, 1 TOILET 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 10 LIEBENBERG STREET, ROODEPOORT. The office of the Sheriff - ROODEPOORT 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 - 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 - ROODEPOORT SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

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: M11673/V591/N. Erasmus/CO.

**Case No: 21276/2020**

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 NKOSINATHI VUYANI DLAMINI (Id No: 790815 5718 080), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 23rd of FEBRUARY 2021 in terms of which the following property will be sold in execution on 17th AUGUST 2023 at 10h00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH to the highest bidder with reserve of R430 000.00: PORTION 45 OF ERF 17893 PROTEA GLEN EXTENSION 14 TOWNSHIP, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, MEASURING 300 (THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T36906/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: PORTION 45 - 17893 IKUWELA STREET, PROTEA GLEN EXTENSION 14 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 1XLounge, 1XKitchen, 2XBedrooms, 1XBathroom (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office SOWETO WEST. The offices of the Sheriff for SOWETO WEST will conduct the

sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREETS, PROTEA NORTH

Dated at SANDTON.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA / am / S1663/8412.

**Case No: 50576/2020**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and MZWANDILE WILFRED NTSETENI, 1st Execution Debtor and NONKOSI BLANCHE NTSETENI, 2nd Execution Debtor**

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

**2023-08-18, 10:00, THE ACTING SHERIFF VANDERBIJLPARK AT P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

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 R300 000,00 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF VANDERBIJLPARK AT P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK ON 18 AUGUST 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: PORTION 94 OF ERF 76 EVATON SMALL FARMS TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T33252/13 Measuring: 454 (FOUR HUNDRED AND FIFTY FOUR) SQUARE METRES ALSO KNOWN AS 76/94 HOEK STREET, EVATON SMALL FARMS 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 Terms: 10% (TEN PERCENT) of the purchase price in cash or Eft on the day of the sale; the balance payable against registration of transfer, a guarantee to be furnished within 21 (twenty one) calendar days from the date of sale. No third party guarantees will be accepted. AUCTIONEER'S CHARGED, payable on the day of the sale, to be calculated as follows: 6% (SIX PERCENT) on the first R100 000,00; 3.5% (THREE POINT FIVE PERCENT) on R100 001,00 - R400 000,00 plus VAT and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R40 000,00 in total and a minimum of R3 000,00 plus VAT (inclusive in all instances of the Sheriff's bank charged 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 only. No cheques will be accepted and VAT at 15% will be payable. 2. Registration as a buyer is a pre-requisite subject to a specific conditions, inter alia. 2.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) 2.2 FICA registration in respect of Proof of Identity and address particulars. -2- 2.3 Payment of registration deposit of R10 000,00 in cash or eft. 2.4 The auctioneer will be P Ora

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (KFN250/F COETZER/ar).



Case No: 1087/19

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and NDIZEYE PASCAL NKUNDUWITEKA, 1st Execution Debtor and MALEKHOTLA JOYCE NKUNDUWITEKA, 2nd Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-18, 10:00, THE OFFICES OF THE ACTING SHERIFF VANDERBIJLPARK AT P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK**

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 R144 113,79 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF VANDERBIJLPARK AT P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK ON 18 AUGUST 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: PORTION 27 OF ERF 12322 EVATON WEST TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T42426/09 Measuring: 155 (ONE HUNDRED AND FIFTY FIVE) SQUARE METRES ALSO KNOWN AS 27/12322 LONG ISLAND STREET, EVATON WEST 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 OUT GARAGE Terms: 10% (TEN PERCENT) of the purchase price in cash or Eft on the day of the sale; the balance payable against registration of transfer, a guarantee to be furnished within 21 (twenty one) calendar days from the date of sale. No third party guarantees will be accepted. AUCTIONEER'S CHARGED, payable on the day of the sale, to be calculated as follows: 6% (SIX PERCENT) on the first R100 000,00; 3.5% (THREE POINT FIVE PERCENT) on R100 001,00 - R400 000,00 plus VAT and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R40 000,00 in total and a minimum of R3 000,00 plus VAT (inclusive in all instances of the Sheriff's bank charged 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 only. No cheques will be accepted and VAT at 15% will be payable. 2. Registration as a buyer is a pre-requisite subject to a specific conditions, inter alia. 2.1 Directive of the Consumer Protection Act 68 of 2008; (Url <http://www.info.gov.za/view/downloadfileaction?id=99961>) -2- 2.2 FICA registration in respect of Proof of Identity and address particulars. 2.3 Payment of registration deposit of R10 000,00 in cash or eft. 2.4 The auctioneer will be P Ora

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (KFN214/F COETZER/ar).

Case No: 5644/2019

Docex: DOCEX 20

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and THABANG ZACHARIA MAETLANE, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-24, 10:00, SHERIFF for the High Court KROONSTAD at 16B CHURCH STREET, KROONSTAD**

In pursuance of a judgment granted by the Free State High Court, Bloemfontein, Republic of South Africa on 20 July 2020 and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution by way of an auction on THURSDAY, 24 AUGUST 2023 at 10:00 by the SHERIFF for the High Court KROONSTAD at 16B CHURCH STREET, KROONSTAD, to the highest bidder namely: DESCRIPTION: CERTAIN: PORTION 1 OF ERF 650 KROONSTAD, DISTRICT KROONSTAD, PROVINCE FREE STATE, better known as 35A STRANG STREET, KROONSTAD, and registered in the name of THABANG ZACHARIA MAETLANE and zoned for residential purposes; MEASURING: 529 (FIVE HUNDRED AND TWENTY-NINE) m<sup>2</sup> HELD BY VIRTUE OF: DEED OF TRANSFER T4869/2015 SUBJECT TO certain conditions and servitudes; The improvements on the property in respect of which nothing is guaranteed consist of: A DWELLING COMPRISING of 4 bedrooms (3 with built-in cupboards and one without cupboards) with tile floors (one of the rooms may be a lounge used as a bedroom), kitchen with tile floor, sun room, servant's quarter with a toilet, 2 kitchens (1 with a stove, steel cabinets, table and chairs and one small room with steel cabinets, table and chairs) with tile floors, bathroom with toilet, zinc roof, single canopy, fenced with precon and wire. Possible student accommodation. TERMS: The purchaser shall pay 10% of the purchase price, to the Sheriff immediately after the sale, the balance to be secured by a Bank or Building Society guarantee within 14 (FOURTEEN) days after the sale. The sale shall be subject to the provisions of the High Court Act and -Rules. The full and complete conditions of sale will be read

out by the Sheriff shortly before the sale and is available for perusal at the office of the Sheriff or at the Plaintiff's attorneys and can be viewed during office hours. TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained in the above court; 2. Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF OF THE HIGH COURT KROONSTAD, 16B CHURCH STREET, KROONSTAD; 3. Registration as a buyer, subject to certain conditions required i.e: 3.1 directions of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 Fica-legislation with regard to identity & address particulars; 3.3 Payment of registration money; 3.4 Registration conditions; 3.5 Registration amount is R5 000.00. 4. The office of the SHERIFF KROONSTAD will conduct the sale with auctioneer JOY VAN NIEKERK; 5. Advertising costs at current publication tariffs & sale costs according to Court Rules will apply.

Dated at BLOEMFONTEIN, 2023-06-28.

Attorneys for Plaintiff(s): A PRINSLOO, ATTORNEY FOR PLAINTIFF (An attorney who has the right to appear in the High Court of South Africa, the Supreme Court of Appeal and the Constitutional Court, in terms of Section 114 (5) of the Legal Practice Act, No. 28 of 2014), HONEY ATTORNEYS 1ST FLOOR, HONEY CHAMBERS, NORTHRIDGE MALL, KENNETH KAUNDA ROAD, P. O. BOX 29 BLOEMFONTEIN. Telephone: 051 403 6600. Fax: 086 572 3034. Attorney Ref: A PRINSLOO/fk/I31006.

**Case No: 65683/2019**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and COLLEN SIKHUMBUZO MATSEBULA (Identity Number: 651125 5545 089), First Defendant and NTHABISENG QUEEN MATSEBULA (Identity Number: 700203 0342 082), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10:00, SHERIFF JOHANNESBURG NORTH, UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG**

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 R2,103,062.00 (TWO MILLION ONE HUNDRED AND THREE THOUSAND AND SIXTY TWO RAND) will be held at SHERIFF JOHANNESBURG NORTH, UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG on 17 AUGUST 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF JOHANNESBURG NORTH, UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG prior to the sale. A unit consisting of- (a) Section number 3 as shown and more fully described on Sectional Plan number SS46/2008 in the scheme known as Harley Place in respect of the land and building or buildings situated at Blackheath Extension 1, area according to the said Sectional Plan is 313 (Three Hundred and Thirteen) 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 number st20909/2017 also known as UNIT 3 HARLEY PLACE, 273 HARLEY ROAD, BLACKHEATH EXT 1, JOHANNESBURG the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 4 BATHROOMS, 2 SHOWER AND 4 TOILETS. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF JOHANNESBURG NORTH, UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. 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 (d) Registration fee in the amount of R10,000.00 to be paid in cash; The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF JOHANNESBURG NORTH, UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN INDUSTRIAL PARK, JOHANNESBURG. C/O LEE ATTORNEYS 51 Elandslaagte Straat 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: 19154.



**Case No: 1871/2017**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, Applicant and SARAH VUTHEYA MPFULENI MNISI N.O.  
(trustee for SARNEL PROPERTY TRUST – IT1183/12), 1st Respondent & 3 OTHERS**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 09:00, The Sheriff of the High Court, Nelspruit, at 99 Jacaranda Street, West Acres, Mbombela**

Certain Property: Erf 139, Matumi Golf Estate, Mpumalanga, Registration Division J.U., Province of Mpumalanga, measuring 1 314 square metres, Mbombela Local Municipality, held by Deed of Transfer No.: T001756/2015, situated at 14 Inkhokho Close, Matumi Golf Estate. The property is zoned Residential. Improvements: The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: Description: the property consists of a double story dwelling, with out buildings on lower ground/basement level. The main building consists of 4 bedrooms, 4 bathrooms, 1 x kitchen, 1 x study, 1 x lounge, 1 x dining room, 1 x family room, 1 x TV room, 1 x laundry room, 1 x pantry, 1 x linen room, 1 x scullery and 1 x covered stoep. The out building consists of 2 x garages, 1 x bedroom, 1 x kitchen, 2 x store rooms and 1 x cellar. The Purchaser shall in addition to the Sheriff's commission, which is: 6% (six percent) on the first R100 000.00 (one hundred thousand rand) of the proceeds of the sale, and 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one rand) to R400 000.00 (four hundred thousand rand) of the proceeds of the sale, and 1.5% (one comma five percent) on the balance thereof, up to a maximum fee of R40 000.00 (forty thousand rand) plus VAT thereon and a minimum of R3 000.00 (three thousand rand) plus VAT thereon; pay a deposit of 10% (ten percent) in cash into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 7.2 of the Conditions of Sale in which case any claim for interest shall lapse. The Sheriff Nelspruit will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of Registration deposit of R10 000.00 in cash (refundable). D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Nelspruit at 99 Jacaranda Street, West Acres, Mbombela, during normal office hours Monday to Friday.

Dated at CENTURION, 2023-06-27.

Attorneys for Plaintiff(s): Baloyi Swart and Associates, 3 Sandstone Avenue, Zwartkop Extension 8, Centurion, Pretoria. Telephone: 0861 298 007. Attorney Ref: NED2/0449.

**Case No: 44442/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Tebogo Madumo, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Johannesburg North at 51-61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg, on Thursday, 17 August 2023 at 10h00, subject to a reserve price of R 610 000.00. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg North, 51 - 61 Rosettenville Road, Unit B1 Village Main, Industrial Park, Johannesburg, 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 834 Brixton Township Registration Division: IR Gauteng Province Measuring: 471 square metres Deed of Transfer: T44565/2016 Also known as: 14 Caroline Street, Brixton, Johannesburg. Magisterial District: Johannesburg Central Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, kitchen. Outbuilding: 1 storeroom. Staff room: 1 bedroom, 1 bathroom. Zoned: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): Findlay &amp; Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6701.

Case No: 100184/2015

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

**In the matter between: BLUE GRANITE INVESTMENTS NO. 2 (RF) LIMITED, Plaintiff/Applicant and  
THAMSANGA MVUNDLE (Identity number: 600525 5862 08 1), Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-18, 10:30, SHERIFF OBERHOLZER, C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL  
STREET, OBEHOLZER**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R480,000.00 (FOUR HUNDRED AND EIGHTY THOUSAND) will be held at SHERIFF OBERHOLZER, C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL STREET, OBEHOLZER on 18 AUGUST 2023 at 10H30, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OBERHOLZER, C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL STREET, OBEHOLZER prior to the sale. ERF 716 OBERHOLZER EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER No. T120659/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; also known as 22 BLYVOOR STREET, OBERHOLZER EXTENSION 1 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: 4 BEDROOMS, LOUNGE, FAMILY ROOM, 2 BATHROOMS, DINING ROOM, DRESSING ROOM, KITCHEN. GARAGE, 2 STOREROOMS AND WC. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the ACTING SHERIFF'S OFFICE, 11 HORVITCH STREET, FOCHVILLE. 4. The sale will be conducted by the Acting Sheriff Sherwin Pienaar or Mardie Thompson. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OBERHOLZER, C/O VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL STREET, OBEHOLZER. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON, 2023-07-25.

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: 9255.

Case No: D9175/2019

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

**In the matter between: SB Guarantee Company (RF) (Pty) Ltd, Execution Creditor and Simphiwe  
Mhlongo, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-16, 10:00, V 1030, Block C, Room 4, Umlazi**

A Sale in Execution of the undermentioned property is to be held by the Sheriff Umlazi at the Sheriff's Office, V 1030, Block C, Room 4, Umlazi on Wednesday, 16 August 2023 at 10h00 Full conditions of sale can be inspected at the Sheriff Umlazi at V 1030, Block C, Room 4, Umlazi 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 1372 Umlazi U Township Registration Division: FT, Province of KwaZulu-Natal In Extent: 428 (Four Hundred and Twenty Eight) square metres Deed of Transfer: T17/7026 Also known as: 92 Phuthumani Avenue, Umlazi U. Magisterial District: Umlazi Improvements: 2 bedroom, 1 bathroom, living room, kitchen, 2 staff rooms with a bathroom. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The sale is conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended. 3. The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff Umlazi, V 1030, Block C, Room 4, Umlazi. 4. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 (URL

<http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars c) Payment of a Registration Fee of R 1 000.00 in cash for an Immovable Property d) Registration conditions The office of the Sheriff for Umlazi will conduct the sale with Auctioneers N.S. Dlamini and/or M.J. Parker. Advertising costs at current publication rates and sale costs according to Court Rules, apply.

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6674.

**Case No: 36898/2021**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Trial Ndllovu, First Judgment Debtor and Simayedwa Ndllovu, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 91 General Hertzog Road, Three Rivers, Vereeniging**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Vereeniging at the Sheriff's Offices, 91 General Hertzog Street, Three Rivers, Vereeniging on Thursday, 17 August 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff of the High Court, Vereeniging, 91 General Hertzog Street, Three Rivers, Vereeniging - Tel (016) 100 9000 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 626 Lakeside Township Registration Division: IQ Gauteng Province Measuring: 230 square metres Deed of Transfer: T12268/2017 Also known as: 626 - 4th Street, Lakeside. Magisterial District: Emfuleni Improvements: Main Building: 3 bedrooms, 1 bathroom, lounge, kitchen. Zoned residential. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. The further requirements for registration as a bidder iv. Conditions of Sale

Dated at Pretoria, 2022-04-25.

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/F6611.

**Case No: 42523/2019**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Vincent Christo Van Jaarsveld, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-16, 11:00, No 99 - 8th Street, Springs**

A Sale in Execution of the undermentioned property is to be held by the Sheriff Springs at the Sheriff's Office, 99 - 8th Street, Springs on Wednesday, 16 August 2023 at 11h00 Full conditions of sale can be inspected at the offices of the Sheriff Springs, 99 - 8th Street, Springs, who can be contacted on 011 362 4386, and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 817 Selcourt Township Registration Division: IR Gauteng Province Measuring: 1 925 square metres Deed of Transfer: T4001/2017 Also known as: 17 Lonely Street, Selcourt, Springs. Magisterial District: Ekurhuleni East Improvements: Main Building: Master bedroom, 3 bedrooms, 2 1/2 bathrooms, lounge, family room, dining room, laundry room, pantry. Outbuilding: Double garage, shaded carport, swimming pool, lapa. Other Detail: Brick building, inner floor finishing - tiles, tile roof, brick/pre-cast/palisade fencing, single storey building, outer wall finishing - face brick, remote driveway gate. Zoned: Residential Take further notice that: 1. This is a sale in execution pursuant to a judgment obtained in the above court 2. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff Springs, 99 - 8th Street, Springs. 3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA - legislation i.r.o. proof of identity and address particulars iii. Registration conditions The office of the Sheriff Springs will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): Findlay and Niemeyer Attorneys, 1027 Francis Baard Street, Hatfield, Pretoria. Telephone: (012)342-9164. Fax: (012)342-9165. Attorney Ref: Mr M Coetzee/AN/F6642.

Case No: 54708/2020

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

## NOTICE OF SALE IN EXECUTION

**2023-08-17, 09:00, 180 Princess Avenue, Benoni**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Benoni, 180 Princess Avenue, Benoni on Thursday, 17 August 2023 at 09h00. Full conditions of sale can be inspected at the offices of the Sheriff Benoni at 180 Princess Avenue, Benoni, telephone number 011 420 1050. No warranties are given with regard to the description, extent and/or improvements of the property. A Unit consisting of- (a) Section No. 34 as shown and more fully described on Sectional Plan No. SS100/1991 in the scheme known as Lisbon Court in respect of the land and building or buildings situated at Benoni Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section of the floor are, according to the said sectional plan is 71 (seventy one) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST57772/2005; (c) An exclusive use area described as Parking No. 19 measuring 7 (seven) square metres being such part of the common property comprising the land and the scheme known as Lisbon Court in respect of the land and building or buildings situated at Benoni Township, Local Authority: City of Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS100/1991 held by Notarial Deed of Cession Number SK4084/2005 Also known as 34 Lisbon Court, cnr Jurvey and Woburn Avenue, Benoni. Magisterial District: Ekurhuleni South East Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen and a parking. 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, 2023-07-24.

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/F6446.

Case No: 56197/2021

Docex: 19, Pretoria

## IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED (previously known as NEDCOR BANK LIMITED), PLAINTIFF and RADEMEYER JACOB CORNELIUS CHRISTOFFEL, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 09:00, SHERIFF OF THE HIGH COURT BENONI at 180 PRINCES AVENUE, BENONI**

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 by the Sheriff of the High Court, Benoni, with reserve set by court in the amount of R850 000.00, subject to conditions of sale at 180 PRINCES AVENUE, BENONI on 17 AUGUST 2023 at 09H00. Full Conditions of Sale can be inspected during office hours prior to auction at the OFFICES OF THE SHERIFF OF THE HIGH COURT BENONI at 180 PRINCES AVENUE, BENONI and will also be read out by the Sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. SECTION NO. 1 as shown and more fully described on Sectional Title Plan No. SS254/1997 in the scheme known as DUET 1338 in respect of building/buildings situate at RYNFIELD TOWNSHIP, PROVINCE OF GAUTENG, REGISTRATION DIVISION: NOT AVAILABLE., LOCAL AUTHORITY: CITY OF EKURULENI MUNICIPALITY; 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. MEASURING: 110 (ONE ONE ZERO) SQUARE METERS HELD BY DEED OF TRANSFER NO. ST00003691/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED; PROPERTY ZONED: Residential ALSO KNOWN AS: SECTION 1, DOOR NUMBER 12, DUET 1338, 12B ROBINSON STREET, RYNFIELD, BENONI. IMPROVEMENTS: HOUSE CONSISTING OF: LOUNGE, KITCHEN, TV ROOM, 3 X BEDROOMS, BATHROOM, SHOWER, FAMILY ROOM, SCULLERY, SINGLE GARAGE, CARPORT AND SWIMMING POOL. (NOT GUARANTEED). Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation i.r.o. proof of identity and address particulars. c) Payment of a Registration Fee of R10,000.00 BY eft THAT MUST REFLECT IN THE Sheriff's account prior to the commencement of the auction in order to obtain a buyer's card, d) Registration conditions: No person will be allowed on the premises if they are not registered for FICA AND CPA. Advertising costs at current publication rates



and sale costs according to court rules, apply. 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/GN3294.

**Case No: 61166/2020**

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Aluwani Humphry Mulibana, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-08-17, 09:00, 180 Princess Avenue, Benoni**

A Sale In Execution of the undermentioned property is to be held at the office of the Sheriff Benoni, 180 Princess Avenue, Benoni on Thursday, 17 August 2023 at 09h00. Full conditions of sale can be inspected at the Sheriff Benoni at 180 Princess Avenue, Benoni, telephone number (011)420-1050. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 3707 Daveyton Township Registration Division: IR Gauteng Province Measuring: 376 square metres Deed of Transfer: T43044/2011 Also known as: 3707 Shongwe Street, alternatively Tolo Street, Daveyton. Magisterial District: Ekurhuleni South East Improvements: Main Building: 2 bedrooms, 1 bathroom, lounge, kitchen, carport, paving, solar geyser. 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, 2023-07-24.

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/F6459.

**Case No: 35711/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and KALONJI DIEUDONNE MUKENDI (IDENTITY NUMBER: 691122 5903 26 1), First Execution Debtor/ Defendant and BUMBA MUKENDI (IDENTITY NUMBER: 781225 2059 26 7), Second Execution Debtor/ Defendant**

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

**2023-08-16, 11:30, SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE.**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Local Division, Johannesburg in the above action, a sale as a unit with a reserve of R1 300 000.00 will be held at the office of the SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE on WEDNESDAY, 16TH AUGUST 2023 at 11H30 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF GERMISTON NORTH at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: LOUNGE, KITCHEN, DINING ROOM, 1 X BATHROOM, 3 X BEDROOMS OUT BUILDING: WORKSHOP, CARPORT, STORE COTTAGE: 2 X BEDROOMS, 1 X BATHROOM, KITCHEN TYPE SITE IMPROVEMENTS: ELECTRIC FENCE/ PRECAST, BRICK PAVING (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 358 HURLYVALE EXTENSION 1 TOWNSHIP MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T41473/2010 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 54 HURLYVALE AVENUE, HURLYVALE EXTENSION 1.

TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA legislation with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF GERMISTON NORTH situated at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/nn/FOR2/0527.

Case No: 2458/2016

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

In the matter between: **FIRSTRAND BANK LTD, PLAINTIFF and MUHLE TOMKHEKHE NKOSI, ID 840707 6227 080, 1ST DEFENDANT and DORIS ZODWA NKOSI, ID 840918 0879 087,**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-24, 10:00, SHERIFF OF THE HIGH COURT ERMELO AT THE MAGISTRATE COURT AT 20 JAN VAN RIEBEECK STREET, ERMELO**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION, MIDDELBURG in the abovementioned suit, a sale with a reserve price of R284 944.73 will be held by the SHERIFF OF THE HIGH COURT ERMELO on the 24th day of AUGUST 2023 at 10H00 at THE MAGISTRATE COURT AT 20 JAN VAN RIEBEECK STREET, ERMELO 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 ERMELO, 9 JAN VAN RIEBEECK STREET, ERMELO. ERF 9848 ERMELO EXTENSION 18 TOWNSHIP REGISTRATION DIVISION I.T; PROVINCE OF MPUMALANGA MEASURING: 483 (FOUR HUNDRED AND EIGHTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO.T10770/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS : STAND 9848 ERMELO EXTENSION 18 Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R15 000.00 (refundable) cheque or eft for immovable property; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet and a Carport.

Dated at PRETORIA, 2023-07-04.

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/SA2660.



**Case No: 35033/2021**

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

**In the matter between: SB Guarantee Company (RF) Proprietary Limited, Execution Creditor and Essee  
Komtela Shaun Motau, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 91 General Hertzog Road, Three Rivers, Vereeniging**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Vereeniging at the Sheriff's Offices, 91 General Hertzog Road, Three Rivers, Vereeniging on Thursday, 17 August 2023 at 10h00. Full conditions of sale can be inspected at the Sheriff of the High Court, Vereeniging, 91 General Hertzog Road, Three Rivers, - Tel (016) 100 9000 and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Portion 427 of Erf 2281 Savanna City Ext 1 Township Registration Division: IQ Gauteng Province Measuring: 163 square metres Deed of Transfer: T79822/2016 Also known as: 2281/427 Hypoxis Crescent, Savanna City Ext 1. Magisterial District: Midvaal Improvements: Main Building: 2 bedrooms, toilet/bathroom, kitchen, lounge. Zoned residential. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. The further requirements for registration as a bidder iv. Conditions of Sale

Dated at Pretoria, 2023-07-24.

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/F6715.

**Case No: 1112/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor and MAJOBERE BRENDA KAKUDI, Identity Number: 790617 0457 080, Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 10:00, SHERIFF BLOEMFONTEIN EAST at the Sheriff's office, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 20 APRIL 2023 in terms of which the following property will be sold in execution on 16 AUGUST 2023 at 10H00 by the SHERIFF BLOEMFONTEIN EAST at the Sheriff's office, 6 A THIRD STREET, ARBORETUM, BLOEMFONTEIN to the highest bidder with a reserve price of R469 000.00: A unit consisting of - a) Section No 2 as shown and more fully described on Sectional Plan No. SS146/1995, in the scheme known as WITPERD in respect of the land and building or buildings situate at BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 68 (SIXTY-EIGHT) square meters in extent; and b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. AS HELD BY DEED OF TRANSFER NUMBER: ST1277/2015 SITUATED AT: UNIT 2 WITPERD, RAYMOND MHLABA STREET, NAVALSIG, BLOEMFONTEIN THE PROPERTY IS ZONED: RESIDENTIAL (Nothing Guaranteed) The property consists of (Nothing Guaranteed) : MAIN BUILDING 2 x Bedrooms; 2 x Bathrooms; 1 x TV / Living Room; 1 x Kitchen. OUTBUILDING 1 x Garage; Paving; Fencing: Brick; Building finishing: Plaster; Roof finishing: Tiles; Inner floor finish: Tiles. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Bloemfontein East, 6A Third Street, Bloemfontein. The sale will be conducted at the Sheriff's office Bloemfontein with auctioneer M. Roodt and/or P. Roodt. 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 Registration money by eft alternatively by card. D) Registration conditions. E) Registration amount is R45 000.00. 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 BLOEMFONTEIN WEST at the Sheriff's office, 6 A THIRD STREET, BLOEMFONTEIN.

Dated at BLOEMFONTEIN

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/ cvdw / ISS656.

**Case No: 38771/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED REGISTRATION NUMBER: 1962/000738/06, Plaintiff and BOITUMELO PEARL NAKEDI (IDENTITY NUMBER: 811004 0648 080), Execution Debtor/ Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 08:00, SHERIFF SOWETO EAST at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKINGS).**

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 R462 900.90 will be held at the office of the SHERIFF SOWETO EAST at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKINGS) on WEDNESDAY, 16TH AUGUST 2023 at 08H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF SOWETO EAST at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKINGS). The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: LOUNGE, KITCHEN, 3 X BEDROOMS, 1 X BATHROOMS, 1 X TOILET. (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 11423 MEADOWLANDS TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG MEASURING 185 (ONE HUNDRED AND EIGHTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T24129/2009 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: (STAND NUMBER 11423) 1760B ZONE 9, MEADOWLANDS, 1852. 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 SOWETO EAST, NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKINGS). 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA registration with regard to identity and address particulars; 4.3 Registration fee payable, refundable after sale if not buying; 4.4 Registration conditions. 5. The sale will be conducted at the offices of SHERIFF SOWETO EAST situated at NO 5 2ND AVENUE CNR STATION ROAD ARMADALE (KNOWN AS VIKINGS). 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at JOHANNESBURG, 2023-06-30

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/FOR2/0104.

Case No: 53411/2020

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED** (Registration Number: 1962/000738/06), Plaintiff and **SIMON THABO CHUEU** (Identity Number: 740627 5353 086), First Defendant and **BUSISIWE JESSICA CHUEU** (Identity Number: 840703 0494 081), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-24, 10:00, ACTING SHERIFF SOSHANGUVE at 570 GERRIE MARITZ ROAD, ZELDA PARK BUILDING OFFICE 8A, PRETORIA NORTH**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 30 JUNE 2022 in terms of which the following property will be sold in execution on 24 AUGUST 2023 at 10h00 by The ACTING SHERIFF SOSHANGUVE at 570 GERRIE MARITZ ROAD, ZELDA PARK BUILDING OFFICE 8A, PRETORIA NORTH. to the highest bidder with reserve price of R374 169.36 CERTAIN: ERF 890 SOSHANGUVE -M TOWNSHIP REGISTRATION DIVISION: J.R. PROVINCE: GAUTENG MEASURING: 450 (FOUR HUNDRED AND FIFTY) SQUARE METRES AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T4626/2010 SITUATED AT: 890 BLOCK M SOSHANGUVE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 890 BLOCK M SOSHANGUVE INVENTORY: 1 LOUNGE ,1 KITCHEN, 3 BEDROOM,1 BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the ACTING SHERIFF SOSHANGUVE , 570 GERRIE MARITZ ROAD, ZELDA PARK BUILDING OFFICE 8A, PRETORIA NORTH The Acting Sheriff Soshanguve will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R25,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The ACTING SHERIFF SOSHANGUVE at 570 GERRIE MARITZ ROAD, ZELDA PARK BUILDING OFFICE 8A, PRETORIA NORTH, during normal office hours Monday to Friday. C/O VAN EDEN ATTORNEYS 426 KINROSS AVENUE FAERIE GLEN PRETORIA 012 991 0071

Dated at ROODEPOORT, 2023-07-10.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: C14/319244/Y Johnson.

Case No: 2415/2022

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Registration Number: 1962/000738/06, EXECUTION CREDITOR and **REGAN ROY MOGOROSIE** in his capacity as, FIRST EXECUTION DEBTOR Co-bond holder, Identity Number: 770302 5107 089, **HESTER DE VILLIERS-CHOWLES N.O.**, SECOND EXECUTION DEBTOR in her capacity as Executor of the Estate of the Late **JUDITH VERONICA MOGOROSIE** Identity Number: 770802 0093 085

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 10:00, SHERIFF BLOEMFONTEIN EAST, 6A Third Street, Bloemfontein**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 20 APRIL 2023 in terms of which the following property will be sold in execution on 16 AUGUST 2023 at 10H00 by the SHERIFF BLOEMFONTEIN EAST, 6A Third Street, Bloemfontein, with a reserve price of R478 000.00. CERTAIN: ERF 9997 HEIDEDAL, EXTENSION 21 DISTRICT: BLOEMFONTEIN, PROVINCE FREE STATE IN EXTENT: 350 (THREE HUNDRED AND FIFTY) SQUARE METERS AS HELD BY: DEED OF TRANSFER NUMBER: T25477/2007 SITUATED: 9997 GRASSLAND, HEIDEDAL, BLOEMFONTEIN THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed) : MAIN BUILDING 3 x Bedrooms; 1 x

Bathrooms; 1 x TV / Living Room; 1 x Kitchen. OUTBUILDING 1x Outbuilding; Fencing: Palisade; Building finishing: Face Brick; Roof finishing: Tiles; Inner floor finish: Tiles. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Bloemfontein East, 6A Third Street, Bloemfontein. The sale will be conducted at the Sheriff's office Bloemfontein with auctioneer M. Roodt and/or P. Roodt. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A. Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration fee is R45 000.00 (Refundable) NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected 24 hours prior to the auction, at the office of the Sheriff of the High Court, Bloemfontein East.

Dated at BLOEMFONTEIN.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/as/ISS659.

**Case No: 25186/2022**

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

**In the matter between: ABSA BANK LTD, PLAINTIFF and SIPHIWE STEVE MKHWEBANE, ID 780529 5539 089, 1ST DEFENDANT and PRECIOUS NTHABELENG PHOOKO, ID 801225 1593 080, 2ND DEFENDANT**

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

**2023-08-24, 10:00, SHERIFF OF THE HIGH COURT CULLINAN AT THE SHERIFF OFFICE OF CULLINAN, NO.1 FIRST STREET, CULLINAN**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R550 000.00 will be held by the SHERIFF OF THE HIGH COURT CULLINAN on the 24th day of AUGUST 2023 at 10H00 at THE SHERIFF OFFICE OF CULLINAN, NO.1 FIRST STREET, CULLINAN, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT CULLINAN, NO.1 FIRST STREET, CULLINAN: ERF 3406 MAHUBE VALLEY EXTENSION 3 TOWNSHIP REGISTRATION DIVISION: JR; GAUTENG PROVINCE MEASURING: 224 (TWO HUNDRED AND TWENTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER T33215/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED BETTER KNOWN AS: 61 ISIDINGO CRESCENT, MAHUBE VALLEY EXTENSION 3, MAMELODI Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=99961>) b) The provisions of FICA- legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 (Refundable) cheque or eft prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of a Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms and a Single Garage.

Dated at PRETORIA, 2023-07-04.

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/DA3466.



Case No: 86860/2021

Docex: DX 2

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

**In the matter between: FIRSTRAND BANK LIMITED t/a inter alia FNB HOMELOANS (formerly FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Execution Creditor and BRODERICK: RUDOLPH JOHANNES HARMSE (Identity number : 571214 5032 087), Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-17, 14:00, Sheriff, MEYERTON AT 10 PIERNEEF BOULEVARD MEYERTON**

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 R100 000.00 will be held at the office of the Sheriff, MEYERTON AT 10 PIERNEEF BOULEVARD MEYERTON, on 17 AUGUST 2023 at 14h00 hrs the under mentioned property of the Defendants on the Conditions which will lie for inspection prior to the sale at the offices of SHERIFF MEYERTON AT 10 PIERNEEF BOULEVARD MEYERTON; The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A VACANT STAND ZONE - GENERAL RESIDENTIAL : CERTAIN : PORTION 7 OF ERF 50 KLIPRIVIER TOWNSHIP MEASURING 1021 (ONE THOUSAND AND TWENTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO T 62888/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATE AT : 71 CAPTAIN HINDON STREET, KLIPRIVIER TOWNSHIP Terms: 10% (TEN PER CENT) of the purchase price in cash or Eft on the day of the sale; the balance payable against registration of transfer; a guarantee to be furnished within 21 (Twenty One) days from the date of sale. No third party guarantees will be accepted. 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 plus Vat and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 in total and a minimum of R 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. 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of the auction are available 24 hours prior to the auction at the office of the Sheriff Meyerton, 10 Pierneef Boulevard, Meyerton. 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 R10 000.00 in cash or eft. 5. The auctioneer will be Mr M.K.Nadloo / Mrs T van Biljon

Dated at JOHANNESBURG, 2023-06-09.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS - C/O BARNARD & PATEL, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Joricah/ez/MAT4266.

Case No: 12206/2017

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

**In the matter between: ABSA BANK LTD, PLAINTIFF and REAL THOUGHTS TRADING 42 CC,  
REGISTRATION NUMBER: 2006/04300/23, DEFENDANT**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 09:00, SHERIFF OF THE HIGH COURT NELSPRUIT AT THE SHERIFF OFFICE OF NELSPRUIT,  
99 JACARANDA STREET, WEST ACRES, MBOMBELA**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve price of R450 000.00 will be held by the SHERIFF OF THE HIGH COURT NELSPRUIT on the 16th day of AUGUST 2023 at 09H00 at THE SHERIFF OFFICE OF NELSPRUIT, 99 JACARANDA STREET, WEST ACRES, MBOMBELA 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 NELSPRUIT, 99 JACARANDA STREET, WEST ACRES, MBOMBELA: PORTION 28 OF ERF 165 DRUM ROCK TOWNSHIP REGISTRATION DIVISION: JT MPUMALANGA PROVINCE MEASURING: 1 245 (ONE THOUSAND TWO HUNDRED AND FORTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T335157/2007 SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE CONDITION IN FAVOUR OF THE DRUMROCK COUNTRY ESTATE HOME OWNERS ASSOCIATION (NO 2005/043929/08) (AN ASSOCIATION INCORPORATED IN TERMS OF THE PROVISIONS OF SECTION 21 OF THE COMPANIES ACT, 1973) BETTER KNOWN AS: 26 FISH EAGLE ROAD, DRUM ROCK, NELSPRUIT Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA-legislation (requirement proof of ID, residential address) c) Payment of a registration fee of R10 000.00 Eft

(Refundable) prior to the commencement of the auction; d) All conditions applicable to registration; e) Rules of auction and conditions of sale may be inspected 24 Hours prior the auction. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House Consisting of an Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, Separate Toilet and a Double Garage.

Dated at PRETORIA, 2023-06-26.

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/DA3147.

**Case No: 2020/40255**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and SIBABALWE PETER, IDENTITY NUMBER:  
940423 6007 08 9, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-28, 10:00, 21 HUBERT STREET, JOHANNESBURG**

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 2020/40255 dated the 9 June 2021 and writ of attachment be sold to the highest bidder without a reserve as per court order 29 May 2023 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL, 21 HUBERT STREET, JOHANNESBURG ON 28 AUGUST 2023 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Section 647 in the Scheme Colosseum situated at Marshalls town Township, Measuring 28 (twenty eight) Square Metres, held by Deed of Transfer no. ST4714/2019 also known as: Unit 647 Colosseum, 140 Commissioner Street (41 Kruis Street) Marshalltown, Johannesburg Improvements: Bedroom, Bathroom, Kitchen & Living room

Dated at PRETORIA, 2023-07-10.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, C/O SMIT JONES & PRATT ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O 37 OXFORD ROAD, CNR ETTRICK ROAD, FOREST TOWN, JOHANNESBURG. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13014.

**Case No: 9883/2017**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF and NEVILLE MARC LITTLEFORD, ID 640515  
5229 08 6, DEFENDANT**

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

**2023-08-16, 09:00, THE SHERIFF OFFICE OF PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH**

In execution of a judgment of the HIGH COURT OF SOUTH AFRICA, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale without a reserve price will be held by the SHERIFF OF THE HIGH COURT PALM RIDGE on the 16th day of AUGUST 2023 at 09H00 at THE SHERIFF OFFICE OF PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH, of the undermentioned property of the Defendant, subject to the conditions of sale which are available for inspection at the offices of the SHERIFF OF THE HIGH COURT PALM RIDGE, 39a LOUIS TRICHARDT AVENUE, ALBERTON NORTH. A Unit consisting of - (a) SECTION NO. 1 as shown and more fully described on Sectional Plan No. SS191/1995 in the scheme known as MONT-SERRAT I in respect of the land and or building or buildings situate at MEYERSDAL EXTENSION 21 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY 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 NO. ST61768/2001 BETTER KNOWN AS: DOOR/UNIT 81 MONT SERAT I, 5 KINGFISHER CRESCENT, MEYERSDAL, ALBERTON Any prospective purchaser must register, in accordance with the following conditions amongst others: a) The provisions of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileAction?id=9961>) b) The provisions of FICA- legislation



(requirement proof of ID, residential address) c) Payment of a registration fee of R25 000.00 in cash for immovable property; d) All conditions applicable to registration; e) Terms of the auction and Conditions of Sale can be inspected at the Sheriff office of Palm Ridge, 39a Louis Trichardt Avenue, Alberton North. The following information is furnished with regard to improvements on the property although nothing in this respect is guaranteed: House consisting of a Lounge, Kitchen, 2 Bedrooms and 2 Bathrooms.

Dated at PRETORIA, 2023-06-26.

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/DA3474.

**Case No: KZN EMP RC 781/20**

IN THE MAGISTRATE'S COURT FOR

(IN THE REGIONAL COURT THE REGIONAL DIVISION OF KWAZULU NATAL; HELD AT EMPANGENI)

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and MBONGISENI BABO MAKHATHINI, 1st Defendant and SITHANDIWE LOVELY MAKHATHINI, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 11:00, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment in the REGIONAL COURT FOR THE DISTRICT OF KWAZULU NATAL; HELD AT EMPANGENI and a writ of execution dated 22 FEBRUARY 2023 the following property will be sold in execution on 17 AUGUST 2023 at 11h00 at the Sheriff's Office, 37 UNION STREET, EMPANGENI :

ERF 2871, EMPANGENI (EXTENSION 23), REGISTRATION DIVISION GU, PROVINCE OF KWAZULU NATAL, IN EXTENT 857 (EIGHT HUNDRED AND FIFTY SEVEN) SQUARE METRES; HELD BY DEED OF TRANSFER NO: T19360/2010 situated at 61 GEMINI DRIVE, EMPANGENI.

IMPROVEMENTS : SINGLE STOREY WITH BRICK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF A KITCHEN, DININGROOM, LOUNGE, 3 BEDROOMS, 1 BATHROOM, 1 TOILET. THE PROPERTY IS FENCED WITH CONCRETE WALLING AND GATE;but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT :

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 37 UNION STREET, EMPANGENI during office hours.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

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

8. Kindly note that COVID19 rules apply in all sales.

Dated at NEWCASTLE, 2023-07-17.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 65 VICTORIA ROAD, NEWCASTLE. Telephone: 034 3151241. Attorney Ref: HVDV/MAT3803.

Case No: KZN EMP RC 249/2020

IN THE MAGISTRATE'S COURT FOR

(IN THE REGIONAL COURT THE REGIONAL DIVISION OF KWAZULU NATAL; HELD AT EMPANGENI)

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and PHUMZILE GUGU BUTHELEZI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 11:00, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment of the Regional Court for the Regional Division of Kwazulu Natal, Held at Empangeni and a writ of execution dated 18 NOVEMBER 2022 the following property will be sold in execution on 17 AUGUST 2023 at 11:00 at the Sheriff's Office, 37 UNION STREET, EMPANGENI :

A unit consisting of:

(I) Section No 41 as shown and more fully described on Sectional Plan No. SS287/2011 in the scheme known as CEDAR PARK in respect of the land and building or buildings situate at RICHARDS BAY in the UMHLATHUZE MUNICIPAL AREA, of which section the floor area, according to the said Sectional Plan is 43 (FORTY THREE) square metres in extent; and

(II) 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 ST32671/2011 and subject to such conditions as set out in the aforesaid Deed of Transfer; situated at SECTION 41 CEDAR PARK, RICHARDS BAY.

IMPROVEMENTS : FLAT IN COMPLEX SITUATED ON THE 2ND FLOOR WITH BLOCK WALLS UNDER TILED ROOF DWELLING WITH TILED FLOORS CONSISTING OF : 1 OPEN PLAN KITCHEN & LOUNGE AREA, 1 BATHROOM, 1 TOILET, 1 BEDROOM; but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT :

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 37 UNION STREET, EMPANGENI during office hours.
3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

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

8. Kindly note that COVID19 rules apply in all sales.

Dated at NEWCASTLE, 2023-07-17.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 65 VICTORIA ROAD, NEWCASTLE. Telephone: 034 3151241. Attorney Ref: HVDV/MAT8185.

**Case No: 13728/18P**

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

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and GERRIT PIETER  
BEZUIDENHOUT, 1st Defendant and RUTH MARINA BEZUIDENHOUT, 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 11:00, 37 UNION STREET, EMPANGENI**

IN PURSUANCE of a judgment of the Kwazulu Natal High Court, Pietermaritzburg and a writ of execution dated 6 MARCH 2023 the following property will be sold in execution on 17 AUGUST 2023 at 11:00 at the Sheriff's Office, 37 Union Street, Empangeni

ERF 3854, RICHARDS BAY (EXTENSION 14) REGISTRATION DIVISION GV, PROVINCE OF KWAZULU NATAL, IN EXTENT 1457 (ONE THOUSAND FOUR HUNDRED AND FIFTY SEVEN) SQUARE METRES; HELD BY DEED OF TRANSFER NO : T28190/10; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 54 DISA DIVES, VELDENVLEI, RICHARDS BAY .

IMPROVEMENTS : Single Storey with brick walls under tiled roof dwelling with tiled floors consisting of : KITCHEN, DININGROOM, LOUNGE, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 3 TOILETS; A FLAT CONSISTING OF 1½ BEDROOMS, KITCHEN AND BATHROOM; The property is fenced with concrete walling and palisade with electric fence and there is a SWIMMING POOL; but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT :

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 37 UNION STREET, EMPANGENI during office hours.

3. Registration as a buyer is pre-requisite subject to specific conditions, inter alia (Registrations will close at 10:55am):

(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; A list of all FICA requirements available at Sheriff's Office of website : [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

4. Payment of a Registration Fee of R10 000.00 in cash or eft is required (eft proof of payment to be produced prior to sale);

5. The sale will be conducted by the Sheriff, Y S MARTIN or her representative.

6. Conditions of Sales available for viewing at the Sheriff's office, 37 UNION STREET, EMPANGENI during office hours or [www.sheremp.co.za](http://www.sheremp.co.za) (under legal).

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

8. Kindly note that COVID19 rules apply in all sales.

Dated at PIETERMARITZBURG, 2023-07-20.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT4086.

**Case No: 13925/2019**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and WEBB. GRAEME VINCENT WEBB, 1st Defendant  
and KATERINA LIZON (FORMERLY FOWLER), 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 09:00, Sheriff, Benoni at 180 Princess Avenue, Benoni**

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 R980 000.00, will be held by the Sheriff, Benoni at 180 Princess Avenue, Benoni on Thursday the 17th day of August 2022 at 09H00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Benoni at 180 Princess Avenue, Benoni.

CERTAIN: ERF 3807 BENONI TOWNSHIP EXTENSION 10 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 2 114 (TWO THOUSAND ONE HUNDRED AND FOURTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T19740/2002

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

SITUATION: 92 MAIN ROAD, BENONI EXTENSION 10 TOWNSHIP

IMPROVEMENTS: (not guaranteed):

3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, 1X GARAGE AND 1X CARPORT

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

·6% on the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at Johannesburg, 2023-06-09.

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/N02160 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: ENDERSTEIN MALUMBETE INC

**Case No: 2020/19689**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and Abel Mphile Sibande, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-22, 11:00, Sheriff of the High Court, 24 Rhodes Street, Kensington B, Randburg**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of July 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SANDTON NORTH on TUESDAY the 22nd day of AUGUST 2023 at 11H00 at THE SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG with a reserve price of R1 200 000.00.

A UNIT CONSISTING OF:

(A) Section No. 422 as shown and more fully described on Sectional Plan No. SS357/2015 in the scheme known as THE WILLIAM in respect of the land and building or buildings situate at FOURWAYS EXTENSION 55 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 94 (NINETY FOUR) SQUARE METRES in extent; and

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

Held by deed of transfer number st39757/2015 and subject to such conditions as set out in the aforesaid deed

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 422 THE WILLIAM, 2615 BROADACRES, FOURWAYS EXTENSION 55, SANDTON and consists of 3 Bedrooms, 2 Bathrooms, 1 Tv/Living Room, 1 Lounge, 1 Kitchen, 2 Carports and Complex Swimming Pool, Complex Irrigation, Brick Paving, Complex Electric Fencing, Fencing - Brick - Palisade, Outer Wall Finishing - Plaster, Roof Finishing - Tiles, Interior Floor Finishing - Tiles (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Condition of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of SANDTON NORTH situated at SHERIFF OF THE HIGH COURT, 24 RHODES STREET, KENSINGTON B, RANDBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

- a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50 000 (EFT) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2023-07-25.

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/69358.

**Case No: 2019/26001**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and SMITH, MERVIN HENRY, 1st Defendant and SMITH, ZANDRI, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-18, 09:30, Sheriff Boksburg, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R936 000.00, will be held by the Sheriff, Boksburg at 182 Leeuwpoot Street, Boksburg on the 18th day of August 2023 at 09h30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff 182 Leeuwpoot Street, Boksburg

CERTAIN: ERF 297 FREEWAY PARK TOWNSHIP, REGISTRATION DIVISION I,R., THE PROVINCE OF GAUTENG

IN EXTENT: 1 034 (ONE THOUSAND AND THIRTY-FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T45230/2014

SITUATION: 5 DROSTY STREET, FREEWAY PARK, BOKSBURG

IMPROVEMENTS: (not guaranteed):

LOUNGE, 4 BEDROOMS, KITCHEN, 2 BATHROOMS, DOUBLE GARAGE, STOREROOM

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

·6% on the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at Johannesburg, 2023-06-26.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton, Not represented. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N02651 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Arena Holdings



Case No: 2019/11799

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Segeel: Lucas Ivan, 1st Judgment Debtor and Segeel: Silvia Angela, 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-01, 10:00, Shop No.2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 16 January 2020 & 01 August 2022 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 01 AUGUST 2023 at 10:00 at SHOP NO.2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder without a court reserve.

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

(a) Section No. 17 as shown and more fully described on Sectional Plan No. SS26/1998 ("the sectional plan") in the scheme known as PALM SPRINGS in respect of the land and building or buildings situate at MEREDALE EXTENSION 12 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 62 (Sixty 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 quota as endorsed on the said sectional plan ("the common Property");

HELD under Deed of Transfer ST030265/2007

which is certain, and is zoned as a residential property inclusive of the following: Main Building: KITCHEN, LOUNGE, 2X BEDROOMS, AND A BATHROOM - WHICH CANNOT BE GUARANTEED

The property is situated at: 17 PALM SPRINGS, MURRAY AVENUE, MEREDALE in the magisterial district of JOHANNESBURG CENTRAL

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

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

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R30 000.00 in cash or EFT that must reflect in Sheriff's account prior to the sale
4. Registration conditions: no person will be allowed on the premises if they are no registered for FICA and CPA

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

Dated at Johannesburg, 2023-06-12.

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/MAT25524/rm. Attorney Acct: Citizen.

**Case No: 2018/14256****Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and LAWRENCE SIBANDA Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

KKINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 3rd of March 2021 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Acting Sheriff of the High Court for the district of JOHANNESBURG EAST on WEDNESDAY the 23RD day of AUGUST 2023 at 09:00 at THE SHERIFF'S OFFICE, ACTING SHERIFF JOHANNESBURG EAST 21 HUBERT STREET, WESTGATE, JOHANNESBURG with a reserve price of R116 587.13.

CERTAIN:

(1) A Unit consisting of -

(a) Section No. 33 as shown and more fully described on Sectional Plan No. SS131/1993, in the scheme known as TRINITY HALL in respect of the land and building or buildings situate at HIGHLANDS TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 141 (ONE HUNDRED AND FORTY 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 ST7336/2017 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED;

(2) An Exclusive Use Area described as PARKING BAY NUMBER P3 measuring 13 (THIRTEEN) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as TRINITY HALL in respect of the land and building or buildings situated at HIGHLANDS TOWNSHIP LOCAL AUTHORITY CITY OF JOHANNESBURG, as shown and more fully described on Sectional Plan No. SS 131/1993 held by NOTARIAL DEED OF CESSION NUMBER SK412/2017S AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 33 (DOOR 403) TRINITY HALL, 14 HIGHLANDS STREET, HIGHLANDS, JOHANNESBURG and consists of Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathrooms, 1 Water Closet (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said acting sheriff of the High Court for the district of JOHANNESBURG EAST situated at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

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

Dated at Johannesburg, 2023-06-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/ms/56867.

Case No: 38278/2021

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 William Nyawuza - Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-21, 10:00, 4 Angus Street, Germiston**

In execution of a judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R352 598.00 and will be held on 21 August 2023 at 4 Angus Street, Germiston at 10:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain: Portion 140 of the remaining extent Of Erf 117 Klippoortje Agricultural Lots Township, Registration Division I.R, Province of Gauteng, being 117/140 Niemman Street, Klippoortje Agricultural Lots

Measuring: 210 (Two Hundred and Ten) square metres;

Held under Deed of Transfer No. T991/2020

Situated in the Magisterial District of Germiston South.

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

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

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 HP Ndlovu Inc Attorneys, Boksburg, 2023-06-07.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3257/LM/EC. Attorney Acct: HP Ndlovu Inc Attorneys.

Case No: 2022-037432

Docex: 172 Johannesburg

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: ABSA BANK LIMITED, Plaintiff and NIRAAN JONATHAN N.O, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-23, 11:30, SHERIFF GERMISTON NORTH, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 13th of March 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF GERMISTON NORTH on WEDNESDAY the 23RD day of AUGUST 2023 at 11:30 at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE to the highest bidder with a reserve price of R691,141.00.

CERTAIN: ERF 62 DE KLERKSHOF TOWNSHIP, Registration Division I.R., Province of GAUTENG;

MEASURING 632 (SIX HUNDRED AND THIRTY TWO) square metres;

HELD UNDER Deed of Transfer T931/1983;

SUBJECT to the conditions contained therein AND ESPECIALLY the reservation of Mineral Rights.

ZONING: General Residential (not guaranteed)

The property is situated at 5 BOB HERD STREET, DE KLERKSHOF, EDENVALE and consists of a hall, lounge, dining room, a kitchen, 3 bedrooms, 2 bathrooms and a double carport (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions and the rules of auction can be inspected 24 hours before the auction at the offices of the sheriff of the High Court for the district of SHERIFF

GERMISTON NORTH situated at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers must pay a registration fee of R50,000.00 (refundable) per EFT that must reflect 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. All bidders are required to present their Identity Document and proof of residence for FICA compliance.

Dated at Johannesburg, 2023-06-28.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/91788.

**Case No: 50574/2019**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and PRUDENCE NTHABISENG MOSALA, IDENTITY NUMBER: 760615 0809 082, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE, WEST PARK, 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 R350 000.00 will be held by the ACTING SHERIFF SOSHANGUVE AT: AZANIA BUILDING, COR ISCOR AVENUE & IRON TERRACE, WEST PARK, PRETORIA on the 24th day of August 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of TSHWANE 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 ZELDA PARK BUILDING, OFFICE NO 8A, 570 GERRIT MARRITZ STREET, PRETORIA NORTH.

BEING: PORTION 38 (A PORTION OF PORTION 3) OF ERF 288 SOSHANGUVE-BB TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG. MEASURING 357 (THREE HUNDRED AND FIFTY SEVEN) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T38068/2008

PHYSICAL ADDRESS: STAND 288 / 38 BLOCK BB, SOSHANGUVE, 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)

MAIN BUILDING: 2X BEDROOMS, 1X BATHROOM, 1X KITCHEN, 1X DINING ROOM AND 1X GARAGE.

OUTBUILDING: 2X BEDROOMS AND 1X BATHROOM.

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, 2023-04-17.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys Inc.: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria, Gauteng. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL0155.

Case No: 61280/2021

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 Charlotte Ngubeni, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, 21 Hubert Street, Westgate, Johannesburg**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Acting Sheriff Johannesburg East to the highest bidder without reserve and will be held at 21 Hubert Street, Westgate, Johannesburg on 23 August 2023 at 09H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North, prior to the sale.

Certain :

A unit consisting of:

Section No. 2 as shown and more fully described on Sectional Plan No. SS49/1989 in the scheme known as Beelaert Court in respect of the land and building or buildings situate at Troyeville Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 97 (Ninety Seven) square metres in extent;

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

Held under Deed of Transfer No. ST44046/2017

Situated at Unit 2 Beelaert Court, 34 Beelearts Street, Troyeville.

Situated in the Magisterial District of Acting Sheriff Johannesburg East.

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

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom, 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.

All bidders are required to present their Identity Document together with their proof of residence for FICA Compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-06-19.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3569\BJ/LC. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

Case No: 26715/2022

Docex: PH46A

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

**In the matter between: Firststrand Bank Limited - Judgement Creditor and Katleho Jacob Mothatha - 1st Judgement Debtor and Sebatso Cecilia Mothatha - 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 14:00, 612 Voortrekker Road, Brakpan**

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 Brakpan to the highest bidder subject to a reserve price of R480 000.00 and will be held at 612 Voortrekker Road, Brakpan on 25 August 2023 at 14:00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 612 Voortrekker Road, Brakpan, prior to the sale.

Certain: Portion 7 of Erf 1408 Leachville Township, Registration Division I.R., Province of Gauteng, being 80 Kaapmuiden Street, Leachville, Brakpan



Measuring: 252 (Two Hundred and Fifty-Two) square metres;

Held under Deed of Transfer No. T39522/2015

Situated in the Magisterial District of Brakpan.

Property Zoned - Residential 1

Height - 2 Storeys

Cover - 60%

Build Line - Refer to table "C" or Annexure

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: 1 Garage

Sundries: None

All prospective purchasers will be required to register as such in terms of the Consumer Protection Act 68 of 2008 and will be required to provide proof of identity and address and to comply with the sheriff's registration conditions.

The rules of the auction and conditions of sale are available at the office of the sheriff as set out above.

The purchaser shall pay:

The purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the sheriff 6% (six per centum) sheriff's commission on the first R100,000.00 and 3.5% (three comma five per centum) on R100,001.00 - R400,000.00 and 1.5 % (one point five per centum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of vat), which commission shall be paid by the purchaser.

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 judgment creditor's attorney, which shall be furnished within 21 days after the date of sale.

Registration as 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](http://www.info.gov.za/view/downloadfileaction?id=99961))

FICA-legislation-proof of identity and address particulars

Payment of a registration fee of - R20 000.00 - in cash

Registration conditions

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Brakpan, 612 Voortrekker Road, Brakpan.

Dated at Hammond Pole Attorneys, Boksburg, 2023-06-28.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449879/AF/EC. Attorney Acct: Hammond Pole Attorneys.

**Case No: 7106/2022**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and MOOKETSI SOLOMON MOGAPI (First Defendant) and PINK FLORINA MOGAPI (Second Defendant)**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 10:00, SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R450,000.00, will be held by THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT on the 25TH day of AUGUST 2023 at 10h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT.

CERTAIN: ALL RIGHT TITLE AND INTEREST IN AND TO THE LEASEHOLD IN RESPECT OF ERF 3591 KAGISO TOWNSHIP, REGISTRATION DIVISION I,Q., THE PROVINCE OF GAUTENG

IN EXTENT: 267 (TWO HUNDRED AND SIXTY SEVEN) SQUARE METRES  
 HELD BY DEED OF TRANSFER TL19261/2010  
 SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN  
 SITUATED AT 3591 MPANDE STREET, KAGISO, KRUGERSDORP  
 IMPROVEMENTS: (not guaranteed) - SINGLE STOREY, FREESTANDING PROPERTY WITH BRICK WALLS AND TILED ROOF CONSISTING OF DINING ROOM, 3 BEDROOMS, KITCHEN AND BATHROOM, TILED FLOORS. SINGLE STOREY OUTBUILDING ATTACHED TO MAIN PROPERTY WITH BRICK WALLS AND TILED ROOF. 2 GARAGES. BRICK BOUNDARY WALLS.

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of this auction will be available at least 24 hours before the auction at the THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT.

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

6. The auction will be conducted by the Sheriff, Mr I.D Mahomed, or his Deputy.

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

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

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

3. Prospective buyers have to pay a refundable buyer's deposit to the amount of R 50 000.00 via EFT before the day of the Sale and register 1 day prior to the auction at the sheriff's office. (No cash payments will be accepted on the day of the Sale.)

4. Registration conditions.

Dated at Johannesburg, 2023-07-11.

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/N03642/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 13347/2018**

**Docex: Docex 509, Johannesburg**

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

**In the matter between: SOUTH AFRICAN SECURITISATION PROGRAMME (RF) LTD, Applicant and ALEX MNGOMA, Respondent**

**AUCTION - IMMOVABLE PROPERTY**

**2023-08-18, 10H00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

This is a sale in execution pursuant to a Judgment in the High Court of South Africa, Gauteng Local Division Johannesburg, and the Writ of execution issued thereafter, the following fixed property will be sold without reserve in execution on the 18th day of AUGUST 2023 at 10:00 am at the Sheriff's office situated at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT by the Sheriff Roodepoort to the highest bidder on the terms and conditions which will be read by the Sheriff at the time of the sale, which Conditions of Sale may be inspected at the Sheriff's offices at 182 PROGRERSS ROAD, LINDHAVEN, ROODEPOORT.

CERTAIN PROPERTY: ERF 31 HORIZON VIEW, GAUTENG PROVINCE, IN EXTENT: 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD UNDER DEED OF TRANSFER NUMBER T19796/2009  
PHYSICAL ADDRESS: 32 DOUGLAS STREET, HORIZON VIEW  
ZONING: UNKNOWN

The following information is furnished regarding the property though no guarantee with regard thereto can be given.

**PROPERTY DESCRIPTION:**

A DWELLING UNIT WITH: 5 x Bedrooms, 5 x Bathrooms, 1 x Tv-Livingroom, 1 x Diningroom, 1 x Lounge, 1 x Study, 1 x Carport, Kitchen, Laundry, Swimmingpool, Tiled roof, Tiled Inner Floor Finishing, Plastered outer walls and Brick Fencing (Not guaranteed)

**TERMS:**

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

2. The purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price and the auctioneer's commission in cash immediately after the sale and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Sheriff of the High Court, Roodepoort within 14 (FOURTEEN) days after the date of sale, to be approved by the Plaintiff's Attorneys.

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

4. The full conditions of sale may be inspected at the Sheriff's Office, 182 Progress Road, Lindhaven, Roodepoort.

5. The Rules of this auction is available 24 hours prior to the auction at the office of the Sheriff of the High Court, Roodepoort.

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 R50 000,00 EFT

6.4 Registration conditions.

Office of the sheriff of the High Court Roodepoort.

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

DATED AT JOHANNESBURG ON THIS THE 14TH DAY OF JUNE 2023

Dated at JOHANNESBURG, 2023-06-14.

Attorneys for Plaintiff(s): KWA ATTORNEYS, 24A GRANT AVENUE, VICTORIA, JOHANNESBURG.  
Telephone: (011) 728 7728. Fax: (011) 728 7727. Attorney Ref: MRS L KRIEL/ec/MAT14304. Attorney Acct: LINDI KRIEL.

**Case No: 2021/12735**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and VUYA LUNTU MBONDWANA, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-18, 09:30, Sheriff Boksburg, 182 LEEUWPOORT STREET, BOKSBURG**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R640 000.00, will be held by the Sheriff, Boksburg at 182 LEEUWPOORT STREET, BOKSBURG on the 18TH day of AUGUST 2023 at 09H30 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Boksburg, 182 Leeuwpoort Street, Boksburg

CERTAIN: ERF 626 WINDMILL PARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 988 (NINE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T5833/2019

SITUATION: 36 CAMERON STREET, WINDMILL PARK EXTENSION 1 TOWNSHIP

IMPROVEMENTS: (not guaranteed):

Freestanding house, 3 bedrooms, kitchen, bathroom, lounge, 2 bathrooms, 2 garages

THE PROPERTY IS ZONED: Residential

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

·6% on the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at Johannesburg, 2023-06-26.

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/N02957 E-mail: [foreclosure1@endvdm.co.za](mailto:foreclosure1@endvdm.co.za). Attorney Acct: Enderstein Malumbete Inc.

**Case No: 38015/2021**

**Docex: PH444**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Sello Shadrack Malaka, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-08-22, 11:00, 24 Rhodes Street, Kensington 'B', Randburg**

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 Sandton North to the highest bidder subject to a reserve price of R700 000.00 and will be held at 24 Rhodes Street, Kensington 'B', Randburg on 22 August 2023 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 24 Rhodes Street, Kensington 'B', Randburg, prior to the sale.

A Unit Consisting Of:

Section No. 125 as shown and more fully described on Sectional Plan No. SS189/2015 in the scheme known as St Aidan in respect of the land and building or buildings situate at Erf 1107 Barbeque Downs Extension 46 Township, Local Authority: City Of Johannesburg, of which section the floor area, according to the said sectional plan, is 116 (One Hundred And Sixteen) 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. ST89906/2015

situated at Unit 125 St Aidan, 3 Twain Street, Barbeque Downs Ext 46

Situated in the Magisterial District of Sandton North.

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

Main Building: 3 Bedrooms, 2 Bathrooms, Kitchen, Living Room, 1 Other.

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, 2023-06-28.

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: MAT446391/LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022-004145****Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and MABUSELA: MALESELA FRANS,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-22, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 7 November 2022 in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY 22 AUGUST 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder with a court reserve of R896 000.00. ERF 20765 COSMO CITY EXTENSION 33 TOWNSHIP REGISTRATION DIVISION J.Q., THE PROVINCE OF GAUTENG MEASURING 308 (THREE HUNDRED AND EIGHT) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T127/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF COSMO CITY EXTENSION 33 HOME OWNERS ASSOCIATION (RF) NPC, REGISTRATION NUMBER 2019/349245/08 AND COSMO CITY SERVICES (RF) NPC REGISTRATION NUMBER 2020/088820/08 ("the mortgaged property") Which property is a townhouse and zoned as a residential property inclusive of the following: family room, dining room, kitchen, 2 bathrooms, 3 bedrooms, carport, tiled roof, facebrick walls and steel windows - WHICH CANNOT BE GUARANTEED. SITUATED AT: 20765 LION PRIDE LIFESTYLE ESTATE, CORNER MALIBONGWE DRIVE AND R114, COSMO CITY EXTENSION 33 being the physical address of the property. In the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. ([URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-06-21.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT31278. Attorney Acct: Citizen.

**Case No: 23193/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, JOHANNESBURG)

**In the matter between: NEDBANK LIMITED (Plaintiff) and LEBOHANG MADIKA (Defendant)**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 10:00, SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

In execution of a judgment of the High Court of South Africa (Gauteng Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R225,000.00, will be held by THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT on the 25TH day of AUGUST 2023 at 10h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT.



## CERTAIN:

A unit consisting of -

a) Section No. 32 as shown and more fully described on Sectional Plan No. SS25/2016 in the scheme known as SIXTEEN 21 ON AKASIA in respect of the land and building or buildings situated at FLEURHOF EXT 4 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 40 (FORTY) square metres in extent;

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

Held under Deed of Transfer ST5261/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATED AT UNIT 32 SIXTEEN 21 ON AKASIA, OAK ROAD, FLEURHOF EXT 4, ROODEPOORT.

IMPROVEMENTS: (not guaranteed) - SINGLE STOREY, ATTACHED PROPERTY WITH BRICK WALLS AND TILED ROOF CONSISTING OF 2 BEDROOMS, KITCHEN AND BATHROOM, TILED FLOORS. COMPLEX HAS PALISADE FENCING.

## THE PROPERTY IS ZONED: RESIDENTIAL

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

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

3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of this auction will be available at least 24 hours before the auction at the THE SHERIFF OF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT.

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

6. The auction will be conducted by the Sheriff, Mr I.D Mahomed, or his Deputy.

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

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

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

3. Prospective buyers have to pay a refundable buyer's deposit to the amount of R50,000.00 via EFT before the day of the Sale and register 1 day prior to the auction at the sheriff's office. (No cash payments will be accepted on the day of the Sale.)

4. Registration conditions.

Dated at Johannesburg, 2023-07-11.

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/N03512/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2018/33704**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Execution Creditor and Ntombikanina Lenah Linde, Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-17, 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 07 OCTOBER 2019, 17 AUGUST 2021 and 19 APRIL 2023 in terms of which the below property will be sold in

execution by the Sheriff VEREENIGING on 17 AUGUST 2023 at 10:00 at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder subject to the reserve of R300 000.00.

ERF 40 STEELPARK TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 995 (NINE HUNDRED AND NINETY FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T75681/2005, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

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

Main Building: a dwelling house with tiled roof, 3 bedrooms, kitchen, 2 bathrooms, 3 toilets, lounge, dining room and a garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 8 TUNGSTEIN ROAD, STEELPARK, VEREENIGING and falling within the Magisterial District of EMFULENI.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Judgment 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.  
(URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in cash 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, 2023-06-26.

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/MAT24718. Attorney Acct: The Citizen.

**Case No: 2022-7493**

**Docex; DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and KASETTI: MALLIKARJUN, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-08-22, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 23 August 2022 in terms of which the below property will be sold in execution by the Sheriff RANDBURG WEST on TUESDAY 22 AUGUST 2023 at 11:00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND to the highest bidder without a court reserve. A unit consisting of - (a) Section No. 371 as shown and more fully described on Sectional Plan No. SS0707/2018, in the scheme known as CEDAR ACRES ESTATE in respect of the land and building or buildings situate at NEEDWOOD EXTENSION 21 TOWNSHIP in the area of the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan, is 69 (SIXTY NINE) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST89948/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED A townhouse consisting of family room, kitchen, 2 bedrooms, 1 bathroom and a carport. WHICH CANNOT BE GUARANTEED SITUATED AT: SECTION 371, CEDAR ACRES ESTATE, INCHANGA ROAD, NEEDWOOD EXTENSION 21 also known as BLOCK 10 UNIT 2 CEDAR ACRES ESTATE, INCHANGA ROAD, NEEDWOOD EXTENSION 21 being the physical address of the property. In the magisterial District of JOHANNESBURG NORTH.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. 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/DownloadandFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable) 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG WEST at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-06-21.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT30512. Attorney Acct: Citizen.

**Case No: 34701/2021**

**Docex: PH444**

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and Samuel Johannes Els, 1st  
Judgement Debtor and Jacqueline Sophia Els, 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-08-21, 10:00, 63 Van Zyl Smith Street, Oberholzer**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the property shall be sold by the sheriff Westonaria to the highest bidder subject to a reserve price of R513 000.00 and will be held at 63 Van Zyl Smith Street, Oberholzer on 21 August 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 50 Edwards Avenue, Westonaria prior to the sale.

Certain: Portion 59 (a portion of portion 6) of the Farm 51 of De Pan Township, Registration Division I.Q, Province of Gauteng, being Portion 59 (a portion of portion 6) of Farm 51 First Street, De Pan.

Measuring: 8.5653 (Eight Point Five Six Five Three) Hectares;

Held under Deed of Transfer No. T5295/2013

Situated in the Magisterial District of Oberholzer.

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

Main Building: Entrance Hall, Lounge, Dining Room, Living Room, Study, Kitchen, Scullery, Laundry, 5 Bedrooms, 5 Bathrooms.

Outside Buildings: Carport.

Sundries: Flat Let / Cottage Consisting of: Lounge, Kitchen, 2 Bedrooms, Bathroom, Swimming Pool.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-07-14.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT446074/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 19931/2022

IN THE HIGH COURT OF SOUTH AFRICA

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-22, 11:00, Sheriff of the High Court, Sandton North, at 24 Rhodes Street, Kensington 'B', Randburg**

Certain Property: Portion 1 of Erf 1886 Bryanston Township, Registration Division I.R. The province of Gauteng, measuring 882 square metres, held under Deed of Transfer No. T50086/2020, situated at 23B Westbourne Road, Bryanston, Johannesburg

THE PROPERTY IS ZONED: Freehold

Improvements:

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

Description: 23B Westbourne Road, Bryanston, Johannesburg

the property consists a large double story brick and plaster, tile roof dwelling close to important amenities, with a main building, which consists of 4 bedrooms, 3 bathrooms, a study, 3 water closets, a kitchen, four living rooms, 2 garages, 4 other rooms (entrance, cinema, dresser and domestic room), swimming pool.

The Purchaser shall in addition to the Sheriff's commission, which is: 6% (six percent) on the first R100 000.00 (one hundred thousand rand) of the proceeds of the sale, and 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one rand) to R400 000.00 (four hundred thousand rand) of the proceeds of the sale, and 1.5% (one comma five percent) on the balance thereof, up to a maximum fee of R40 000.00 (forty thousand rand) plus VAT thereon and a minimum of R3 000.00 (three thousand rand) plus VAT thereon;

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

Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 7.2 of the Conditions of Sale in which case any claim for interest shall lapse.

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

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

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

C) Payment of Registration deposit of R50 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at 24 Rhodes Street, Kensington 'B', Randburg, during normal office hours Monday to Friday.

Dated at CENTURION, 2023-06-12.

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

Case No: 2020/24864

Docex; DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) (PTY) Limited, First Judgment Creditor and Absa Bank Limited, Second Judgment Creditor and Anthony Graham Campbell-Young, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-18, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 16 February 2021, 22 March 2022 and 29 May 2023 in terms of which the following property will be sold in execution by the Sheriff Roodepoort on Friday the 18 August 2023 at 10:00 at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT to the highest bidder subject to a reserve price of R740 000.00.

A unit consisting of: (a) Section No. 46 as shown and more fully described on Sectional Plan No. SS105/2003 in the scheme known as OSHIVelo, in respect of the land and building or buildings situate at WILGEHEUWEL EXTENSION 25 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional Plan is 142 (One Hundred and Forty Two) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, Held by Deed of Transfer no. ST23529/2019

PHYSICAL ADDRESS: UNIT 46 OSHIVelo, 876 SOVEREIGN ROAD, WILGEHEUWEL EXT 25, ROODEPOORT,

ZONING: RESIDENTIAL

IMPROVEMENTS:

The following information is furnished but not guaranteed:

MAIN BUILDING: 3 bedrooms, 2 bathrooms, kitchen, Lapa and 2 garages - WHICH CANNOT BE GUARANTEED

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

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff, ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT

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

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

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

C) Payment of a Registration Fee of R15 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 ROODEPOORT at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT during normal office hours Monday to Friday.

Dated at Johannesburg, 2023-06-26.

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/MAT28943. Attorney Acct: The Citizen.



Case No: 3677/2021

Docex: 97, Pretoria

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: ABSA Bank, Execution Creditor and FOLAJIMI VINCENT AKINSETE, ID: 640625 5537 18 8, 1st Judgment Debtor and OLUTOYIN COMFORT AKINSETE, ID: 660925 1148 18 7, 2nd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, Sheriff Ermelo/Breyten, In front of the Magistrate Court at 20 Jan van Riebeeck Street, Ermelo**

A sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, and further pursuant to an order granted by the above Honourable Court against the Judgement Debtors on 28 March 2022 in the above action. A sale in execution with a reserve price of R600 000.00 will be held by the Acting Sheriff of the High Court Ermelo/Breyten on THURSDAY, 24 AUGUST 2023, at 10H00 in front of the Magistrate Court at 20 Jan van Riebeeck Street, Ermelo, Mpumalanga Province of the undermentioned property of the Judgment Debtors to the highest bidder, on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection and rules of auction will be available 24 hours prior to the sale at the Sheriff's Office at 9 Jan van Riebeeck Street, Ermelo, Mpumalanga Province.

Portion 4 Of Erf 9390 Ermelo Extension 19 Township, Registration Division I.T., Mpumalanga Province

Street Address: Portion 4 of Erf 9390 situated at 40 Jannie van Rooyen Street, Ermelo

Measuring: 360 (three hundred and sixty) square meters and held by the Judgment Debtors in Terms of Deed of Transfer No. T145919/2006.

The property is zoned as: Residential

Improvements are: 3 Units with 2 garages each.

No warranties regarding description, extent or improvements are given.

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

Terms: 10% of the purchase price in cash to be paid on the day of the sale; the balance payable against registration of transfer-a guarantee to be furnished within TWENTY-ONE (21) days from the date of sale.

Sheriff's charges, payable on the day of the sale, to be calculated as follows: 6% on the first One Hundred Thousand Rand (R100 000.00), 3.5% on One Hundred and One Thousand Rand (R100 001.00) to Four Hundred Thousand Rand (R400 000.00) and 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of Forty Thousand Rand (R40 000.00) plus VAT in total and a minimum of Three Thousand Rand (R3 000.00) plus VAT.

Dated at Pretoria, 2023-06-30.

Attorneys for Plaintiff(s): VZLR Attorneys, Monument Office Park, 71 Steenbok Avenue, 1st Floor, Block 3, Monumentpark. Telephone: (012) 435 9444. Fax: (012) 435 9555. Attorney Ref: MAT169559/E NIEMAND/ME.

Case No: 08/22

## IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: SHAHEENA WONDERKIDS PRE PRIMARY (PTY) LTD, Plaintiff and DITSOBOTLA LOCAL MUNICIPALITY, 1<sup>st</sup> Defendant and THE MUNICIPAL MANAGER, DITSOBOTLA N.O, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-23, 10:00, 3 Doctor Beyers Naude Drive, Lichtenburg**

In Pursuance of a Judgment granted in the High Court of South Africa, North West Division, Mahikeng on 27th October 2022 and Writ of execution dated 6th June 2023, in terms of which the movable property listed hereunder will be sold in execution to the highest bidder by the Sheriff of Lichtenburg at 3 Doctor Beyers Naude Drive, Lichtenburg, at 10:00 on the 23rd day of August 2023.

- 1 x Generator CFR 596 NW / Ref 2962/980
- 1 x Generator CFR 597 NW / Ref 2963/980
- 1 x Generator HRL NW 907 (CONTINENTAL)

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

- FICA – legislation iro proof of identity and address particulars;

- Payment of Registration deposit in cash;
- This sale will be conducted by the Sheriff (Auctioneer)
- The above listed will be sold for CASH/EFT only, NO CHEQUES to the highest bidder.

Dated at JOHANNESBURG, 2023-07-06.

Attorneys for Plaintiff(s): Thokan Attorneys, First Floor Law Chambers, 98 William Road, Norwood, Johannesburg. Telephone: 010 593 0788. Attorney Ref: SWPP / DLM / LIT 558.

**Case No: 17239/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Applicant and Jacobus Hermanus Pieter Botha, ID: 6203315058085, 1st Respondent and Merafong City Local Municipality, 2nd Respondent,**

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

**2023-08-18, 10:00, Sheriff Carletonville at VAN DER MERWE PECHE ATTORNEYS, 63 Van Zyl Smit Street, Oberholzer, Carletonville**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R649 000.00 to the highest bidder, will be held by the Sheriff Carletonville at VAN DER MERWE PECHE ATTORNEYS, 63 VAN ZYL SMIT STREET, OBERHOLZER, CARLETONVILLE on 18 August 2023 at 10:00 of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

CERTAIN: ERF 3447 CARLETONVILLE EXTENSION 8 TOWNSHIP; Registration Division I.Q., Province of Gauteng; Measuring: 1 257 square metres; Held by Deed of Transfer T79030/2019 subject to the conditions therein contained.

SITUATED: 19 Pongola Street, Carletonville, Ext 8

Improvements: (Please note that nothing is guaranteed and/or no warranty is given in respect thereof)

The property consists of main dwelling with lounge, dining room, study, kitchen, 3 bedrooms, bathroom, 1 out garage, enclosed verandah and lapa and Second dwelling consisting of lounge, kitchen, bedroom, shower and laundry. The nature extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "voetstoots".

1. The purchaser shall pay auctioneer's commission subject to a Maximum of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT.

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

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

4. The rules of auction are available 24 hours prior to the auction at the offices of the acting Sheriff Carletonville at 11 Horvitch Street, FOCHVILLE. The auction will be conducted by either the acting Sheriff Sherwin Pienaar or Mardie Thompson.

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

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

b. Fica-legislation - proof of identity and address particulars

c. Payment of a refundable registration fee in the amount of R5 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card and 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 acting Sheriff, 11 Horvitch Street, Fochville.

Dated at PRETORIA, 2023-06-27.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT13919/MRS R VAN DEN BURG/LVDW.

Case No: 2515/2019

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

**In the matter between: JACOBUS FREDERICK DE BEER N.O., 1<sup>st</sup> Plaintiff and SETLOLA SYLVIA  
MOLEPO, 2<sup>nd</sup> Plaintiff and TLOUNEO BUSINESS ENTERPRISE CC., Defendant**

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

**2023-08-16, 10:00, 66 Platinum Street, Ladine, Polokwane**

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: 2515/2019 on 11 November 2021 and writ of attachment issued thereafter, the immovable property listed hereunder will be sold to the highest bidder with a reserve of R1,409,694.00 (One Million Four Hundred and Nine Thousand Six Hundred and Ninety-Four Rand) at the offices of the Sheriff of the High Court - Polokwane by the Sheriff A.T. Ralehlaka or her deputy on 16 August 2023 at 66 Platinum Street, Ladine, Polokwane at 10h00.

Full Conditions of Sale can be inspected at the offices of the Sheriff of the High Court - Polokwane at the abovementioned address and will be read out by the sheriff prior to the sale in execution.

The Execution Creditor, Sheriff and/or Plaintiff's attorneys do not give any warranties with regards to the description and/or improvements.

Property: 3733 EKWATOR AVENUE, STER PARK, POLOKWANE, ALSO KNOWN AS Erf 2541, Pietersburg, Extension 11 Township, Registration Division L.S., Polokwane, Limpopo measuring 1843 Square Meters, Title Deed Number T81697/2011, Bond Number B1442/2018

Improvements: Vacant Stand

THIS PROPERTY IS ZONED: Residential (the accuracy hereof not guaranteed)

1. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court - Polokwane, 66 Platinum Street, Ladine, Polokwane during office hours.

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

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.infor.gov.za/view/DownloadFileAction?id=99961>);

b. FICA-legislation requirements: proof of identity and residential address;

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

d. All conditions applicable to registration.

e. The sheriff or his deputy will conduct the auction.

4. The purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorney and shall be furnished to the sheriff within 21 (Twenty-One) days after the sale.

5. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 4.3.

6. 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 PRETORIA, 2023-07-19.

Attorneys for Plaintiff(s): GMI ATTORNEYS, HARLEQUINS OFFICE PARK, 164 TOTIUS STREET, GROENKLOOF, PRETORIA. Telephone: 012 428 8600. Attorney Ref: 01866834.

Case No: 9488/2021

IN DIE HOË HOF VAN SUID AFRIKA  
(WES-KAAPSE AFDELING, KAAPSTAD)

**In die saak tussen: NEDBANK BEPERK (Eiser) en NOLAN DESMOND JOHNSON (Eerste Verweerder) en COLLEEN BERNADINE JOHNSON (Tweede Verweerder)**

EKSEKUSIEVEILING

**2023-08-23, 10:00, by die baljunktore te, Langverwachtsstraat 23, Klipdam, Kuilsrivier**

Ter uitvoering van 'n vonnis van die bogenoemde agbare hof gedateer 8 November 2022, sal die ondervermelde onroerende eiendom op WOENSDAG, 23 AUGUSTUS 2023 om 10:00 by die baljunktore te Langverwachtsstraat 23, Klipdam, Kuilsrivier in ekskusie verkoop word aan die hoogste bieder onderhewig aan 'n reserweprys van R1 500 000,00, die hiernavermelde en sodanige verdere voorwaardes as wat deur die balju by die veiling uitgelees sal word: Erf 139 Kuilsrivier, in die Stad Kaapstad, Afdeling Stellenbosch, Wes-Kaap Provinsie geleë te Du Toitstraat 19, Kuilsrivier; groot 839 vierkante meter; gehou kragtens Transportakte nr T43460/2006. Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: Beskrywing: Die volgende inligting word verstrek, maar nie gewaarborg nie: 3 slaapkamers, 2 badkamers, kombuis, sitkamer, eetkamer en tuin-woonstel. Betaalvoorwaardes: Tien persent (10%) van die koopprys moet onmiddellik na die veiling tesame met die balju se kommissie betaal word. Die balans-koopprys 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, KUILSRIVIER-SUID. (verw. E E Carelse; tel 021 905 7450)

Gedateer te: TYGERVALLEI, 2023-07-18.

Prokureur(s) vir Eiser(s): FOURIE BASSON & VELDTMAN, Tijgerpark 5, Uit Willie van Schoor Rylaan, Tygervallei. Tel: (021) 929 2600. Faks: (021) 914 6600. Attorney Ref: JF/LS/N740.

Case No: 2021/58824

Docex: DOCEX 125, JHB

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

**In the matter between: Absa bank Limited, 1st Plaintiff and Absa Home Loans Guarantee Company (RF) Pty Ltd, 2nd Plaintiff and Mbali Mncube, 1st Defendant and Thandi Patricia Mncube, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-01, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 06 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 WEST on 01 AUGUST 2023 at 10:00 at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, to the highest bidder without reserve:

CERTAIN: ERF 216 HURST HILL TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T10149/2014;

SITUATE AT: 12 ST ERMINS STREET, HURST HILL, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 12 ST ERMINS STREET, HURST HILL, JOHANNESBURG consists of: Lounge, Kitchen, 5 x Bedrooms, 5 x Bathrooms OUTSIDE BUILDING: 5 x Bedrooms, 5 x Bathrooms with Toilet & Shower, 1 x Communal Toilet and 1 x Wooden Wendy House (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 WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK. The SHERIFF

JOHANNESBURG WEST, Mr Indran Adimoolum will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.  
(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 a R30 000.00 (REFUNDABLE) registration fee via eft prior to the commencement of the auction in order to obtain a buyer's card.

D) Registration for auctions is open the day before from 9:30 to 1pm and closes at 09:30 on the day of auction.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK, during normal office hours Monday to Friday, Tel: 011 836 9193, 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/MAT41088).

Dated at JOHANNESBURG, 2023-06-12.

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/MAT41088.

**Case No: 2018/40350**

**Docex: DOCEX 125, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Lesley-Ann Bester, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, 21 Hubert Street, Westgate, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 22 DECEMBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Acting Sheriff of the High Court for the district of ACTING JOHANNESBURG EAST on 23 AUGUST 2023 at 9:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder with a reserve price of R550 000.00.

CERTAIN: ERF 1447 ORANGE GROVE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRE AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T8304/1988;

SITUATE AT: 99 10th STREET, ORANGE GROVE, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 99 10th STREET, ORANGE GROVE, JOHANNESBURG consists of: Lounge, Dining Room, Kitchen, 4 x Bedrooms, 2 x Bathrooms, 1 x Toilet and 1 x Bar OUTBUILDING: Lounge, Kitchen, 1 x Bedroom and 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Acting 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 Acting 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 Acting 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 take possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in of condition. Should the purchaser receive possessions of the property, the purchaser shall be liable for occupational rent at the rate of.

"advertising costs at current public rates and sale costs according to court rules apply"

The Rules of this auction are available 24 hours before the auction at the office of the ACTING SHERIFF PALMRIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH. The ACTING SHERIFF JOHANNESBURG EAST, Mr Ian Burton or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:



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

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

C) All bidder are required to pay R50 000.00 (refundable) fee prior to the commencement of the auction in order to obtain a buyer's card.

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 ACTING SHERIFF PALMRIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, 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/MAT30650).

Dated at JOHANNESBURG, 2023-07-02.

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/MAT30650.

**Case No: 168/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and MOSIUOA EDWIN TEBATEBA, ID: 821123 5619 08 2, 1st Defendant and MMAMOSA CONSTANCE TEBATEBA, ID: 870624 1332 08 3, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, 97 GENERAAL HERTZOG ROAD, THREE RIVERS**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 28 May 2021 and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, VEREENIGING, on the 24 August 2023 at 10:00 at the Sheriff's office, 91 GENERAAL HERTZOG ROAD, THREE RIVERS, subject to a reserve price of R750,000.00: CERTAIN: ERF 570 SONLANDPARK TOWNSHIP; REGISTRATION DIVISION I.Q.; THE PROVINCE OF GAUTENG; In extent 1 414 (ONE THOUSAND FOUR HUNDRED AND FOURTEEN) Square metres; HELD BY DEED OF TRANSFER NUMBER 14082/13 ("the Property"); also known as 20 MAJUBA STREET VEREENIGING the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING, 2 BATHROOMS, 2 TOILETS, 2 GARAGES AND LAPA. 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 VEREENIGING, at 91 GENERAAL HERTZOG ROAD, THREE RIVERS. 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.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 VEREENIGING during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-06-08.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12633.

Case No: 2020/1388

Docex: DOCEX 125, JHB

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Ntshadi Bridget Lekhethoa (Nee Sesele),  
Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, 21 Hubert Street, Westgate, Johannesburg**

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 Acting Sheriff of the High Court for the district of JOHANNESBURG EAST on 23 AUGUST 2023 at 9:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG, to the highest bidder with a reserve price of R384 000.00.

CERTAIN: SECTION NO. 27 as shown and more fully described on Sectional Plan no. SS30/1982 in the scheme known as BALFOUR COURT in respect of the land and building or buildings situate at HIGHLANDS NORTH EXTENSION 3 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 144 (one hundred and forty four) 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 SECTION NO. 57 as shown and more fully described on Sectional Plan no. SS30/1982 in the scheme known as BALFOUR COURT in respect of the land and building or buildings situate at HIGHLANDS NORTH EXTENSION 3 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 16 (sixteen) 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 ST38754/2008;

SITUATE AT: UNIT 28, BALFOUR COURT, 463 LOUIS BOTHA AVENUE, HIGHLANDS NORTH EXT. 3, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 28, BALFOUR COURT, 463 LOUIS BOTHA AVENUE, HIGHLANDS NORTH EXT. 3, JOHANNESBURG consists of: Lounge/Dining Room, Kitchen, Study, 2 x Bedrooms and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Acting 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 Acting 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 Acting 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 purchase price being secured in full. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of "advertising costs at current public rates and sale costs according to court rules apply"

The Rules of this auction are available 24 hours before the auction at the office of the ACTING SHERIFF PALMRIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH. The ACTING SHERIFF JOHANNESBURG EAST, Mr Ian Burton or his deputy will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) All bidder are required to pay R50 000.00 (refundable) fee prior to the commencement of the auction in order to obtain a buyer's card.

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 ACTING SHERIFF PALMRIDGE, 39A LOUIS TRICHARD STREET, ALBERTON NORTH, during normal office hours Monday to Friday, Tel: 011 907 1040, 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/MAT34212).

Dated at JOHANNESBURG, 2023-07-02.

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/MAT34212.

**Case No: 1313/2022**

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 LORRAINE KGOMOTSO GALEBOE (IDENTITY NUMBER: 580806 0844 082), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 10:00, 8 FINCHAM STREET, VRYBURG**

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 R250 000.00, will be held by the SHERIFF OF THE HIGH COURT VRYBURG at 8 FINCHAM STREET, VRYBURG on FRIDAY the 25TH of AUGUST 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 VRYBURG during office hours.

CERTAIN: ERF 2605 HUHUDI SITUATED IN THE NALEDI MUNICIPALITY, REGISTRATION DIVISION I.N. THE PROVINCE OF NORTH WEST

IN EXTENT 306 (THREE HUNDRED AND SIX) SQUARE METRES

HELD BY DEED OF TRANSFER TE2920/1995

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 2605 DIKOLE STREET, HUHUDI, VRYBURG.

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

RESIDENCE CONSISTING OF: 2 BEDROOMS, 1 BATHROOM, 1 SEPARATE TOILET, LOUNGE, KITCHEN

OUTBUILDINGS: 1 GARAGE, 1 TOILET, 2 ROOMS

BRICK WALL 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 in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF VRYBURG, 8 FINCHAM STREET, VRYBURG, 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 VRYBURG.

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) Registration fee of R10 000.00;

(e) Registration conditions;

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

(g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale;

(h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale;

(i) 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;

(j) The auction will be conducted by the Sheriff or his Deputy.

Dated at PRETORIA, 2023-07-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT50680.

**Case No: 56/2020**

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 BRENDA TEBOGO MEKGOE (IDENTITY NUMBER: 850711 0487 085), DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-25, 10:00, 273 BEYERS NAUDE DRIVE, RUSTENBURG**

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 R747 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RUSTENBURG at 273 BEYERS NAUDE DRIVE, RUSTENBURG on FRIDAY the 25TH of AUGUST 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 RUSTENBURG during office hours.

CERTAIN: ERF 3133 TLHABANE WES EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.Q. NORTH WEST PROVINCE

MEASURING 346 (THREE HUNDRED AND FORTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T00033710/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: STAND 3133 TLHABANE WES EXTENSION 2 (ALSO KNOWN AS 124 LENTSWE STREET, TLHABANE WES EXTENSION 2).

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

MAIN BUILDING: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS

OUTBUILDING: 1 TOILET, STORE

WALLS: BRICK

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RUSTENBURG, 273 BEYERS NAUDE DRIVE, RUSTENBURG, 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 RUSTENBURG.

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) Registration fee is R25 000.00;

(e) Registration conditions.

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

(g) The Purchaser shall pay to the Sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the date of sale.

(h) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Executor Creditor or his or her attorney and shall be furnished to the Sheriff within 14 - 21 days after the sale.

(i) 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.

(j) The auction will be conducted by the Sheriff or his Deputy.

Dated at PRETORIA, 2023-07-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT61555.

**Case No: 6864/2021**

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 VUYISILE MALUMO (IDENTITY NUMBER: 780927 5357 181), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a reserve price of R450 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG on WEDNESDAY the 23RD of AUGUST 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 PALM RIDGE during office hours.

CERTAIN: ERF 375 YEOVILLE TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T000010825/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 12 PAGE STREET, YEOVILLE.

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

MAIN DWELLING: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS.

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 PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON 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 PALM RIDGE.

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) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

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

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

(g) The Purchaser shall pay to the sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the day of the sale.

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

(i) 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 7 days after the sale.



(j) 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 secured in terms of clause 4 of the conditions of sale.

(k) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% (one per centum) of the purchase price per month.

Dated at PRETORIA, 2023-07-04.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/MV/MAT66104.

**Case No: 790/2016**

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 SIBULELO REGINALD TSHOJANE (IDENTITY NUMBER: 791002 5891 089), FIRST DEFENDANT & TUDUETSO MILDRED TSHOJANE (IDENTITY NUMBER: 820214 0470 083), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 10:00, 3 BEYERS NAUDE AVENUE, LICHTENBURG**

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 R600 000.00, will be held by the SHERIFF OF THE HIGH COURT LICHTENBURG at 3 BEYERS NAUDE AVENUE, LICHTENBURG on WEDNESDAY the 23RD of AUGUST 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 LICHTENBURG during office hours.

CERTAIN: PORTION 4 OF ERF 196 LICHTENBURG TOWNSHIP, REGISTRATION DIVISION I.P. NORTH WEST PROVINCE

MEASURING 1 487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO T38132/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 118 BURGER STREET, LICHTENBURG.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS, 2 BATHROOMS, DINING ROOM, KITCHEN.

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 LICHTENBURG, 3 BEYERS NAUDE AVENUE, LICHTENBURGG, 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 LICHTENBURG.

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, 2023-07-11.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT38914.

Case No: 51478/2020

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 ANDRE JUSTIN BALEBA BA NONGA (IDENTITY NUMBER: 790531 5723 182), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale without a reserve price, will be held by the ACTING SHERIFF OF THE HIGH COURT JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG on WEDNESDAY the 23RD of AUGUST 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 PALM RIDGE during office hours.

CERTAIN: ERF 152 BERTRAMS TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 447 (FOUR HUNDRED AND FORTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T11000/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 28 GORDON ROAD, BERTRAMS, JOHANNESBURG.

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

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 TOILET

OUTBUILDING: 1 GARAGE, BEDROOM, BATHROOM

WALLS: PLASTER

ROOF: METAL.

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 PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON 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 PALM RIDGE.
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) registration fee prior to the commencement of the auction in order to obtain a buyer's card.
  - (d) Registration conditions.
  - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply.
  - (f) The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy.
  - (g) The Purchaser shall pay to the sheriff a deposit of 10% (ten per centum) of the purchase price in cash or by bank guaranteed cheque on the day of the sale.
  - (h) Should the Purchaser fail to pay the deposit and the Sheriff's commission on completion of the sale, then the sale shall be null and void and the Sheriff may immediately put the property up for auction again.
  - (i) 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 7 days after the sale.
  - (j) 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 secured in terms of clause 4 of the conditions of sale.
  - (k) Should the Purchaser receive possession of the property, the Purchaser shall be liable for occupational rental at the rate of 1% (one per centum) of the purchase price per month.

Dated at PRETORIA, 2023-07-04.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT64601.

**Case No: 33388/2022**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and MAPULE MOKGADI CATHRINE BOPAPE (IDENTITY NUMBER: 720305 0694 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-24, 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 R503 779.93, will be held by the SHERIFF OF THE HIGH COURT CULLINAN at NO 1 FIRST STREET, CULLINAN on THURSDAY the 24TH of AUGUST 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: ERF 22541 MAMELODI EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION J.R. THE PROVINCE OF GAUTENG

MEASURING 350 (THREE HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T92483/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 6 PEO STREET, MAMELODI EXTENSION 4, PRETORIA.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed: 3 BEDROOMS, KITCHEN, LOUNGE, 1 GARAGE, SECURED WITH GATE, 1 BATHROOM, 1 SHOWER WITH TOILET.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF 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, 2023-07-05.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT75618.

Case No: 19659/2020

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and PAULO SERGIO SILVA NUNES RODRIQUES (IDENTITY NUMBER: 670715 5191 087), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-08-24, 10:00, 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R180 000.00, will be held by the SHERIFF OF THE HIGH COURT VEREENIGING at 91 GENERAL HERTZOG STREET, THREE RIVERS, VEREENIGING on THURSDAY the 24TH of AUGUST 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: HOLDING 523 WALKER'S FRUIT FARMS AGRICULTURAL HOLDINGS EXTENSION 1, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 4,5429 (FOUR COMMA FIVE FOUR TWO NINE) HECTARES

HELD BY DEED OF TRANSFER NO T41619/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAIN ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS

ALSO KNOWN AS: 523 BLOSSOM ROAD, WALKERVILLE.

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 CAR PORT.

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, 2023-07-05.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/BV/MAT58776.

Case No: 211/2020

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 HENDRICUS AUGUST LUTZKE (IDENTITY NUMBER: 730506 5048 080), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-08-21, 10:00, 50 EDWARDS AVENUE, WESTONARIA**

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 R500 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT FOCHVILLE at 50 EDWARDS AVENUE, WESTONARIA on MONDAY the 21ST of AUGUST 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 WESTONARIA during office hours.

CERTAIN: ERF 488 FOCHVILLE TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF NORTH WEST

MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T90054/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 55 VREDE STREET, FOCHVILLE.

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

MAIN BUILDING COMPRISES OF: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, FRONT VERANDA, LAUNDRY, 3 BEDROOMS, 1 TOILET, 1 BATHROOM

OUTBUILDING COMPRISES OF: SINGLE GARAGE

GARDEN COTTAGE/FLATLET: 1 BEDROOM, TOILET, SHOWER

ROOF: CORRUGATED IRON

FENCED: PRECAST WALLS

OTHER: 1 CHIMNEY, CUPBOARD IN THE PASSAGE.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF WESTONARIA.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to pay R50 000.00 (refundable) registration fee 1 (one) day prior to the date of sale, EFT or bank guarantee cheque (no cash accepted) in order to obtain a buyer's card;
  - (d) Registration conditions;
  - (e) The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guarantee cheque on the date of the sale;
  - (f) The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the creditor or his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale;
  - (g) The property may be taken possession of after signature of the conditions of the sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 9;
  - (h) Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from the date of possession of the property to date of registration.

Dated at PRETORIA, 2023-06-30.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT61567.



Case No: D2062/2021

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

**In the matter between: FIRSTRAND BANK LIMITED (REGISTRATION NUMBER: 1929/001225/06),  
PLAINTIFF and MFANELO MARK-JAMES MZOLO (IDENTITY NUMBER: 851010 6326 085), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 10:00, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In execution of a judgment of the High Court, KwaZulu-Natal Local Division, Durban in the abovementioned suit, a sale with a reserve price of R400 000.00, will be held by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN and will be put up to auction on WEDNESDAY, 23 AUGUST 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 PINETOWN during office hours.

CERTAIN: ERF 3818 CLERMONT, REGISTRATION DIVISION F.T. PROVINCE OF KWAZULU-NATAL  
IN EXTENT 936 (NINE HUNDRED AND THIRTY SIX) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T19723/2015  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED [ETHEKWINI MAGISTERIAL DISTRICT]  
ALSO KNOWN AS: 32 8TH STREET, EMNGENI, CLERMONT.

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

HOUSE CONSISTING OF: ASBESTOS ROOF, BRICK WALLS, BELOW STREET LEVEL, NO GATE, DOUBLE GARAGE

MAIN HOUSE: TILED FLOORS, 5 ENSUITE BEDROOMS WITH BUILT-IN CUPBOARDS, 1 SEPARATE TOILET, LOUNGE, KITCHEN WITH BUILT-IN CUPBOARDS

OUTBUILDINGS: GRANNY FLAT, 1 SHOWER

OTHER: FENCED.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or electronic transfer at the time of the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the Sheriff of the High Court, PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R15 000.00 in cash.
  - (d) Registration conditions;
  - (e) The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
  - (f) The office of the Sheriff for Pinetown will conduct the sale with auctioneers NB Nxumalo and/or Mrs S Raghoo;
  - (g) Advertising costs at current publication rates and sale costs according to Court rules, apply.

Dated at PRETORIA, 2023-07-04.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/CM/MAT65693.

Case No: 18338/2018

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 KEVIN CHIGOMEZGO CHIPETA (IDENTITY NUMBER: 760428 5964 187), FIRST DEFENDANT & PHELA PATIENCE CHIPETA (IDENTITY NUMBER: 790417 0279 083), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-08-22, 11:00, 24 RHODES STREET, KENSINGTON B, RANDBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a reserve price of R2 500 000.00, will be held by the SHERIFF OF THE HIGH COURT SANDTON NORTH at 24 RHODES STREET, KENSINGTON B, RANDBURG on TUESDAY the 22ND of AUGUST 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 SANDTON NORTH during office hours.

CERTAIN: ERF 327 WITKOPPEN TOWNSHIP,, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T105728/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

SUBJECT TO THE RESERVATION OF ALL RIGHTS OF MINERALS

ALSO KNOWN AS: 18 PIETER WENNING ROAD, WITKOPPEN EXTENSION 3.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, PANTRY, LAUNDRY, FAMILY ROOM, STUDY, 4 BEDROOMS, 4 BATHROOMS, TOILET

OUTBUILDINGS: 2 GARAGES, BEDROOM, BATHROOM

wALLS: BRICK/PLASTER/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 in cash on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF SANDTON NORTH, 24 RHODES STREET, KENSINGTON B, RANDBURG, 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 SANDTON 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 R50 000.00 (Fifty Thousand Rand) (refundable) prior to commencement of auction in order to obtain a buyers card - no cash payments;
  - (e) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (f) Registration conditions.

Dated at PRETORIA, 2023-07-03.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT39985.

Case No: 26711/2022

Docex: PH46A

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Mohammed Nabeel Camaroodien,  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 51/61 Rosettenville Road, Village Main Industrial Park Unit B1, Johannesburg**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg North to the highest bidder subject to a reserve price of R650 000.00 and will be held at 51/61 Rosettenville Road, Village Main Industrial Park Unit B1, Johannesburg on 17 August 2023 at 10H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 51/61 Rosettenville Road, Village Main Industrial Park Unit B1, Johannesburg, prior to the sale.

A Unit Consisting Of:

Section No. 53 as shown and more fully described on Sectional Plan No. SS24/1987 in the scheme known as Hatherley 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 84 (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.

Held under Deed of Transfer No. ST9866/2013

Situated at Unit 53 Hatherley Hall (Flat 504), 3 5th Street, Killarney.

Situated in the Magisterial District of Johannesburg North.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 2 Bathrooms, 1 Balcony / 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, 2023-07-28.

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: MAT449714\AP\LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

Case No: 37476/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and HENDRIK WILLEM DANIEL COETZEE (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-18, 10:00, at the Sheriff's Office, 182 Progress Road, Lindhaven, Roodepoort, Gauteng**

In pursuance of a judgment granted by this Honourable Court on 19 July 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R1 682 343.13, by the Sheriff of the High Court, Roodepoort, at the Sheriff's Office, 182 Progress Road, Lindhaven, Roodepoort, Gauteng, on FRIDAY, 18 AUGUST 2023 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the Sheriff of the Court, Roodepoort, 182 Progress Road, Lindhaven, Roodepoort, Gauteng (Tel: 011 760 1172) whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property: Portion 5 of Erf 191 Florida Hills Township, Registration Division I.Q., The Province of Gauteng, measuring 1493 square metres, held by Deed of Transfer No. T49489/2017, subject to the conditions contained in the title deed, also known as 10 Cheviot Road, Florida Hills, Roodepoort, Gauteng,.

IMPROVEMENTS (not guaranteed): Kitchen, Pantry, Laundry, 5 Bedrooms, 2 Bathrooms, TV-Living Room, Dining Room, Lounge, Study, Bar, 2 Garages, Carport. Shed/Storeroom, Bore-Hole and Irrigation.

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.

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

All bidders are required to pay R 15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. The Purchasers shall pay a deposit of 10% immediately on sale and the balance against transfer by a bank and furnish a guarantee for such payment issued by the bank concerned within 21 days of sale by a bank.

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

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

Dated at CAPE TOWN, 2023-06-26.

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/M26631.

**Case No: 10606/2020**

**Docex: 404**

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

**In the matter between: BLUE BANTRY INVESTMENTS 235 (PTY) LTD, Plaintiff and JVE CONSULTING ENGINEERING INC, 1<sup>st</sup> Defendant, ADV MARIUS SCHOLTZ SC, 2<sup>nd</sup> Defendant and RETIRED JUDGE FOURIE, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 12:00, XSTRASPACE, 27 STRAND ROAD, BELLVILLE**

Movable Property:

- Brown Cabinet with 2 Drawers and 2 Doors
- Light Brown Wooden Book Rack (presumably "rack")
- Light Brown Table + 5 Maroon Chairs
- Light Brown Office Desk
- Samsung Desktop Computer
- 3 x Computer + Mouse + Keyboard + Boxes
- 2 x Filing Steel Cabinet
- HP Design Jet AO Plotter

Dated at CAPE TOWN, 2023-07-27.

Attorneys for Plaintiff(s): BOSHOF NJOKWENI INC, 10H FLOOR VUNANI CHAMBERS, 33 CHURCH STREET, CAPE TOWN. Telephone: 0214224855. Fax: 0865132088. Attorney Ref: LB/cv/BLU1/0001.

**Case No: 9039/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor and ZHANA YORDANOVA YORDANOVA, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 11:00, 3 RUPERT AVENUE, HELDERBERG ESTATE, SOMERSET WEST**

IN TERMS of a judgment granted by the High Court of South Africa (Western Cape Division, Cape Town), the undermentioned property will be sold subject to a reserve price of R3,529,000.00 in execution by PUBLIC

AUCTION held at 3 RUPERT AVENUE, HELDERBERG ESTATE, SOMERSET WEST, to the highest bidder on 17 AUGUST 2023 at 11H00:

ERF 1181 BAKKERSHOOGTE, IN THE CITY OF CAPE TOWN, DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE

In Extent: 1 740 square metres

Title Deed No. T78776/2012

Street address: 3 RUPERT AVENUE, HELDERBERG ESTATE, SOMERSET WEST

Magisterial district: SOMERSET WEST

CONDITIONS OF SALE

(1) The property will be sold in execution subject to a reserve price of R3,529,000.00 to the highest bidder by Public Auction and subject to the provisions and conditions of the sale which will be announced by the Sheriff Somerset West immediately before the sale and will lie for inspection at the offices of The Sheriff, Somerset West, Twin Oak Centre, 148 Main Road, Somerset West, and also subject to the servitudes and conditions attaching to the property contained in the relevant Title Deed.

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

A plastered free standing dwelling of brick walls under a tile roof consisting of: 3 X BEDROOMS, LOUNGE, DINING ROOM, BATHROOM, PASSAGE WAY, BUILT IN CUPBOARDS, VIBRE CRETE FENCING, ALARM SYSTEM, BURGLAR BARS, MAID QUARTERS, WELL SETTLED GARDEN.

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

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

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

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

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

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

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

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

7.4 Registration conditions.

Dated at BELLVILLE, 2023-07-19.

Attorneys for Plaintiff(s): STBB ATTORNEYS, 2ND FLOOR, 5 HIGH STREET, ROSEN PARK, BELLVILLE. Telephone: 021-9433800. Email: [mirandap@stbb.co.za](mailto:mirandap@stbb.co.za). Attorney Ref: AW/ZB010266/mp.

Case No: 3844/2022

Docex: 18

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FNB HOME LOANS, Plaintiff and BENJAMIN MZAEFANE MOKOJANE (ID: 740719 5469 085), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-24, 10:00, SHERIFF'S OFFICES, 16B CHURCH STREET, KROONSTAD**

CERTAIN: ERF 12407 MAOKENG, EXTENSION 2, DISTRICT KROONSTAD, PROVINCE FREE STATE. IN EXTENT 330 (THREE HUNDRED AND THIRTY) SQUARE METRES. HELD BY DEED OF TRANSFER NUMBER T3758/2018. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. BETTER KNOWN AS 12407 SNAKE PARK, MAOKENG, KROONSTAD, PROVINCE FREE STATE. THE PROPERTY IS ZONED: RESIDENTIAL. A RESIDENTIAL DWELLING CONSISTING OF : LOUNGE, DINING ROOM, KITCHEN, 3X BEDROOMS, 1X BATHROOM, 2X TOILETS, 1X GARAGE

(the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") ADDITIONS: None, The conditions of sale will be read prior to the sale in execution by the Sheriff



and may be inspected at the Sheriff's offices at 16B Church Street, Kroonstad and/or at the Offices of the Attorney of plaintiff, Messrs SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, BLOEMFONTEIN. TAKE FURTHER NOTICE THAT: This is a sale in execution pursuant to a judgement obtained in the above Court; Rules of this auction is available 24 hours foregoing the sale at the Offices of the Sheriff Kroonstad. Registration as a buyer, subject to certain conditions, is required i.e. 3.1 directions of the Consumer Protection Act 68 of 2008.(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 3.2 Fica-legislation i.t.o identity & address particulars 3.3 payment of registration monies; 3.4 registration conditions. Advertising costs at current publication tariffs & sale costs according court rules will apply.

Dated at BLOEMFONTEIN, 2023-07-24.

Attorneys for Plaintiff(s): SYMINGTON & DE KOK, 169B NELSON MANDELA DRIVE, WESTDENE, BLOEMFONTEIN. Telephone: 051-5056600. Fax: 051-4304806. Attorney Ref: ROCHELLE BRINK. Attorney Acct: MMM3497.

**Case No: D4527/2019**

**Docex: 91**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-21, 10:00, 17A 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 August 2021 against the Judgment Debtor for money owing to the Execution Creditor and an order declaring the property specially executable. The immovable property listed hereunder will be sold in execution on 21st August 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: 1. A unit consisting of :- a) Section 34 as shown and more fully described on Sectional Plan SS625/2005 in the scheme known as FAERIE GLEN, in respect of the land and building or buildings situate at Margate, Hibiscus Coast Municipality, of which section the floor area, according to the said sectional plan, is 105 (One Hundred and Five) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional plan Held under Deed of Transfer No. ST 10219/2014, 2. An exclusive use area described as Y34 being YARD 34, measuring 7 (Seven) square metres being as such part of the common property, comprising the land and the scheme known as FAERIE GLEN in respect of the land and the building or buildings situate at MARGATE in the HIBISCUS COAST MUNICIPALITY as shown and more fully described on Sectional Plan SS625/2005 held under Notarial Deed of Cession. PHYSICAL ADDRESS:. Door No 34 Faerie Glen Street, Margate, KwaZulu-Natal. Magisterial District - Port Shepstone. IMPROVEMENTS: The following information is furnished, but not guaranteed, single storey consisting of: brick walls, tile roof, tile floors, lounge and dining room combined, 1 bedroom, bathroom and toilet combined; garage separate (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;

Dated at UMHLANGA ROCKS, 2023-07-21.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/SN/SAHO16129.977.

**Case No: 5098/21**

**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, APPLICANT and MESHANDRAN NAIDOO, FIRST  
RESPONDENT and MARILYN DAWN NAIDOO, SECOND RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2023-08-17, 09H00, AT THE SHERIFF OFFICE, 20 OTTO STREET, PIETERMARITZBURG, KWAZULU-NATAL**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on 17TH day of AUGUST 2023 at 09:00, at 20 OTTO STREET, PIETERMARITZBURG to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: PORTION 4 OF ERF 3220 PIETERMARITZBURG. REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES. HELD UNDER DEED OF TRANSFER NO. T26638/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 83 MADURAI ROAD, NORTHDAL, PIETERMARITZBURG, KWAZULU-NATAL. MAGISTERIAL DISTRICT: PIETERMARITZBURG MAGISTERIAL DISTRICT. ZONING : RESIDENTIAL (Nothing is guaranteed herein) IMPROVEMENTS: SINGLE STOREY CONCRETE BLOCK WALLS, WITH METAL ROOF AND STEEL WINDOWS CONSISTING OF: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS AND 1 BATHROOM. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at 20 OTTO STREET, PIETERMARITZBURG. 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 Honourable court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 20 OTTO STREET, PIETERMARITZBURG, 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), in cash or bank guaranteed cheque registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) Registration conditions. 4. The auction will be conducted by the office of the Sheriff for Pietermaritzburg High Court with auctioneers Sheriff A M Mzimela and/or her Deputies. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office at 20 OTTO STREET, PIETERMARITZBURG.

Dated at UMHLANGA ROCKS, 2023-07-11.

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: MAT13821.

Case No: 2087/2020

Docex: docex 27

## IN THE HIGH COURT OF SOUTH AFRICA

(THE REGIONAL DIVISION OF KWAZULU-NATAL, HELD AT DURBAN)

**In the matter between: Changing Tides 17 (PTY) LTD N.O., Registration Number 2001/009766/07, Plaintiff and Jeevarathnam Govender, Identity No. 751206 5102 08 6, First Defendant and Ashintha Govender, Identity No. 770124 0150 08 2, Second Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-08-22, 10:00, at 293 Lenny Naidu Drive, Bayview, Chatsworth**

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 22 August 2023 at 10:00 at the Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder subject to a reserve price:

PORTION 8920 (OF 8803) OF ERF 107 CHATSWORTH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, MEASURING 618 (Six Hundred and Eighteen) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T52873/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS: 25 SAMARA PLACE, MOORTON, CHATSWORTH (Magisterial District - Chatsworth)

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY PLASTERED UNDER TILE ROOF DWELLING COMPRISING OF : 3 BEDROOMS, 2 BATHROOMS, 1 TV/LIVINGROOM, 1 DININGROOM, 1 LOUNGE, 1 CARPORT, 1 KITCHEN, PAVEMENT - TAR, FENCING - CONCRETE, INNER FLOOR FINISHING - TILES

(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. The rules of this auction is available 24 hours before the auction at the office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. The office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH will conduct the sale with auctioneers MS L T HLOPHE, MRS P CHETTY AND N NXUMALO Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

Any person bidding for a property on behalf of another person or body is required by law to produce such person or 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:

1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable.
2. The full address of the person/institution mentioned in point 1 above;
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;
4. The full address of the person mentioned in point 3 above;
5. The full description (title deed) of the property on which the Power of Attorney may be exercised.

The individual who will purchase at the auction on behalf of the principal is required to produce his identity document at the sale.

The full Conditions can be inspected at the offices of the Sheriff of the High Court, Chatsworth, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH.

Dated at Umhlanga, 2023-06-23.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: sou27/2010. Attorney Acct: Thobani Mthembu.

**Case No: D3221/2022**

**Docex: Docex 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: Standard Bank of South Africa Limited, Plaintiff and LENNY PILLAY, First Respondent and LUELLA PETRONIA PILLAY, Second Respondent**

NOTICE OF SALE IN EXECUTION

**2023-08-22, 10:00, SHERIFF'S OFFICE, SHERIFF OF THE HIGH COURT CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH**

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 22 AUGUST 2023 at 10:00 at The Sheriff's Office being 293 Lenny Naidu Drive, Bayview, Chatsworth, to the highest bidder with reserve: PORTION 1801 (OF 1876) ERF 104 CHATSWORTH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 351 (THREE HUNDRED AND FIFTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T019718/07 PHYSICAL ADDRESS: 14 LAMPSON GROVE, HAVENSIDE, CHATSWORTH (Magisterial District -Chatsworth) ZONING : RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS:

The following information is furnished but not guaranteed: 1 double storey plastered under tile roof dwelling comprising of:- 2x bedrooms, 1x bathroom, 1x dinning room, 1x lounge, 1x kitchen. 1x carport, Pavement. Fencing: palisade. Inner floor furnishing: tiles. 1x outbuilding (consist of 3 bedrooms with 1 toilet and 1 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. The rules of this auction is available 24hours before the auction at the office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. The office of the Sheriff for CHATSWORTH, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH will conduct the sale with auctioneers MS L T HLOPHE, MRS P CHETTY AND N NXUMALO Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

E) SHERIFF CHATSWORTH will adhere strictly to the Covid 19 Regulations and the directives signed on 23 July 2020 by the Minister of Justice and Correctional Services, the Honourable Lamola.

Any person bidding for a property on behalf of another person or body is required by law to produce such person 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:

1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable.
2. The full address of the person/institution mentioned in point 1 above;
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;
4. The full address of the person mentioned in point 3 above;
5. The full description (title deed) of the property on which the Power of Attorney may be exercised.

The individual who will purchase at the auction on behalf of the principal is required to produce his identity document at the sale. Individuals wanting to attend the auction must arrive for registration before 09h45 a.m. and that no person is allowed to enter the auction room after 09h45 a.m. The full Conditions can be inspected at the

offices of the Sheriff of the High Court, Chatsworth, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. REF: MRS CHETTY S1272/9402/AS

Dated at Umhlanga, 2023-07-03.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705619. Fax: 0315705796. Attorney Ref: S1272/94023. Attorney Acct: THOBANI MTHEMBU.

**Case No: 25821/2020**

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

**In the matter between: Ville D' Afrique Homeowners Association, Plaintiff and Marie Desiree Nicole Amic, Defendant**

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

**2023-08-21, 09:00, 62 Ludorf Street, Brits**

In pursuance of a judgment and a Writ of Attachment of the above mentioned Court, a sale in execution of the under mentioned property is to be held, without a reserve price to be set, at the office of the SHERIFF BRITS, 62 LUDORF STREET, BRITS on 21 AUGUST 2023 at 09:00, to the highest bidder, full conditions of sale can be inspected at the offices of the SHERIFF BRITS, 62 LUDORF STREET, BRITS, and will also be read out prior to the sale.

No warranties or guarantees are given with regards to the description and / or improvements of the property.

ERF: ERF 44, VILLE D' AFRIQUE TOWNSHIP, REGISTRATION DIVISION J.Q., NORTH-WEST PROVINCE

MEASURING 817 (EIGHT- HUNDRED AND SEVENTEEN)

SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T41475/2010, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: RESIDENTIAL

KNOWN AS: ERF 44 VILLE D' AFRIQUE

IMPROVEMENTS: VACANT STAND

Take note of the following requirements for all prospective buyers:

1. As required by the specific Sheriff, a refundable registration fee is payable on date of the auction.
2. Presentation to the Sheriff of the following FICA documents:
  - 2.1 Copy of Identity Document;
  - 2.2 Proof of residential address

SIGNED at HARTBEESSPOORT on this the 24th day of JULY 2023.

R WALLIS, LINDA ERASMUS ATTORNEY, ATTORNEY FOR THE EXECUTION CREDITOR, C/O SURITA MARAIS ATTORNEYS, 755 Park Street, Arcadia, Pretoria. Tel: 012 943 9899. E-mail: [info@lelaw.co.za](mailto:info@lelaw.co.za). [robert@lelaw.co.za](mailto:robert@lelaw.co.za). REF: R WALLIS/LE0471

Dated at Hartbeespoort, 2023-07-24.

Attorneys for Plaintiff(s): Linda Erasmus Attorneys, 112 Kuyper Street, Schoemansville, Hartbeespoort. Telephone: 012943988. Attorney Ref: R WALLIS/LE0471.



CONTINUES ON PAGE 130 OF BOOK 2

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REPUBLIEK VAN SUID AFRIKA

Vol. 698

4

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Augustus 2023

No. 49071

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**

Case No: 20605/2019

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 Randall Manfred Brink, 1st Defendant and Mos Food Distributors PTY Ltd, 2nd Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, , 48 Church Way, Strandfontein Village, Mitchells Plain**

In execution of a Judgment of the High Court of South Africa(Western Cape Division, Cape Town) in the above mentioned suit, a sale without reserve will be held as above mentioned of the undermentioned property of the defendants

Erf 44828 Mitchells Plain Situate in the City of Cape Town, Cape Division Western Cape In extent: 303 square metres held by: Deed of Transfer No. T37045/2018 ("property") Also known as: 35 Pisa Crescent San Remo, Mitchells Plain ,The following information is furnished but not guaranteed: A single freestanding brick and mortar dwelling, covered under a tiled roof, floors are tiled consisting of: 3 bedrooms, lounge, kitchen, 1 bathroom, 1 shower and 1 toilet, garage.

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 Mitchells Plain South at the address being; No. 48 Church Way, Strandfontein Village, Mitchells Plain telephone number 021 393 3171.

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

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

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

3.d Registration conditions

Dated at FISH HOEK, 2023-07-21.

Attorneys for Plaintiff(s): Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Telephone: 021 782 0136. Fax: 0866152829. Attorney Ref: PM Waters Oosthuizen.

Case No: 19931/2022

## IN THE HIGH COURT OF SOUTH AFRICA

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

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

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-22, 11:00, Sheriff of the High Court, Sandton North, at 24 Rhodes Street, Kensington 'B', Randburg**

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

**Case No: 19931/2022**

IN THE HIGH COURT OF SOUTH AFRICA

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-22, 11:00, Sheriff of the High Court, Sandton North, at 24 Rhodes Street, Kensington 'B', Randburg**

Certain Property: Portion 1 of Erf 1886 Bryanston Township, Registration Division I.R. The province of Gauteng, measuring 882 square metres, held under Deed of Transfer No. T50086/2020, situated at 23B Westbourne Road, Bryanston, Johannesburg THE PROPERTY IS ZONED: Freehold Improvements: The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: Description: 23B Westbourne Road, Bryanston, Johannesburg the property consists a large double story brick and plaster, tile roof dwelling close to important amenities, with a main building, which consists of 4 bedrooms, 3 bathrooms, a study, 3 water closets, a kitchen, four living rooms, 2 garages, 4 other rooms (entrance, cinema, dresser and domestic room), swimming pool. The Purchaser shall in addition to the Sheriff's commission, which is: 6% (six percent) on the first R100 000.00 (one hundred thousand rand) of the proceeds of the sale, and 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one rand) to R400 000.00 (four hundred thousand rand) of the proceeds of the sale, and 1.5% (one comma five percent) on the balance thereof, up to a maximum fee of R40 000.00 (forty thousand rand) plus VAT thereon and a minimum of R3 000.00 (three thousand rand) plus VAT thereon; pay a deposit of 10% (ten percent) in cash into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty-one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 7.2 of the Conditions of Sale in which case any claim for interest shall lapse. The Sheriff Sandton North will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of Registration deposit of R50 000.00 in cash. D) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at 24 Rhodes Street, Kensington 'B', Randburg, during normal office hours Monday to Friday.

Dated at CENTURION, 2023-06-12.

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

Case No: 32310/2020

Docex: DOCEX 271, JHB

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

**In the matter between: Nedbank Limited; Plaintiff and Altson Naidoo; Defendant**

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

**2023-08-22, 11:00, 24 Rhodes Street, Kengsington B, Randburg**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 20 October 2022 in terms of which the following property will be sold in execution on the 22nd of August 2023 at 11h00 by the Sheriff Sandton North at 24 Rhodes Street, Kengsington B, Randburg, to the highest bidder subject to such reserve, as set by Court in the amount of R496 400.00:

Certain Property: Section No. 70 as shown and more fully described on Sectional Plan No. SS774/2008 in the scheme known as ST Paul in respect of the land and building or buildings situate at Paulshof extension 82 Township, City of Johannesburg, measuring 76 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. ST98832/2016

Physical Address: 36 Wroxham road, Unit 70 St Paul, Paulshof Ext 82.

Zoning: Residential

Magisterial District: Johannesburg North

Improvements: The following information is furnished but not guaranteed:

2bedrooms, 2bathroom, TV/Living room, kitchen, 1Carport. (The nature, extent, condition and existence of the improvements are not guaranteed)

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

The Sheriff Sandton North will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

C) Payment of a Registration Fee of R50 000.00 by EFT;

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Sandton North, 24 Rhodes Street, Kengsington B, Randburg, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-07-10.

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: MAT67462.



Case No: 48288/2020

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of S A Limited (1962/000738/06), Plaintiff and Dorah Madisebo Litheko, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 10:00, Sheriff Vanderbijlpark, P&L Building, cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

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 23 November 2022 at the office of the Sheriff Vanderbijlpark, P&L Building, Cnr Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, on 25 August 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Vanderbijlpark 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 18524 Sebokeng Unit 14 Township, Registration Division: I.Q., Province of Gauteng, Measuring 262 Square metres, Held by Deed of Transfer no. TL 134552/1999

Street Address: Erf 18524 Sebokeng Unit 14 Township, also known as 18524 Unit 14, Sebokeng Zone 14, Sebokeng (or 18524 Second Street, Zone14, Sebokeng), Gauteng Province

Zone: Residential

Improvements: Nothing Guaranteed in this regard: Dwelling consisting of: Brick Walls, Tile Roof, Tiled Floors, lounge, dining room, 2 x bedrooms, kitchen, 1 x bathroom, Outbuilding: Boundary: Wire Mesh Fence, Residential & Paving

1. Registration as buyer is a pre-requisite subject to conditions, Inter Alia: (a) Directive of the consumer protection Act 68 of 2008 (URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>) (b) FICA-LEGISLATION - Proof of identity and address particulars (c) Payment of a registration fee of - R 50 000.00 - in cash or 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 Vanderbijlpark will conduct the sale with auctioneer P. Ora.

Dated at Pretoria, 2023-07-28.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10085.

Case No: 25789/2020

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Absa Bank Limited (Reg. no. 1986/004794/06), Plaintiff and Tshepo John Danny Ditsele, First Defendant and Benedicta Mmamolepo Ditsele, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3**

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, Gauteng Division, Pretoria, as per Court Order dated 29 March 2023 at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, on 25 August 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Tshwane North 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 1150 Amandasig Extension 23 Township, Registration Division: J.R., Province of Gauteng, Measuring 1227 square metres, Held by Deed of Transfer No. T85787/2007

Street Address: 1 Jasmyn Avenue, Amandasig Extension 23, Karenpark, Gauteng Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of: Entrance Hall, lounge, dining room, living room, study, kitchen, scullery, laundry, 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 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, 2023-07-28.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/0591.

**Case No: 2324/2021**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07), First Plaintiff and Absa Bank Limited (Reg. No. 1986/004794/06), Second Plaintiff and Phillipus Johannes Coetzee, Defendant**

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

**2023-08-25, 09:00, Sheriff's sale premises, C/O Koster Magistrates Court**

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, North West Division, Mahikeng as per Court Order Dated 3 November 2022 at the Sheriff Koster's sale premises, C/O Koster Magistrates Court, on 25 August 2023 at 09:00 to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Koster, 31 Aenmey Street, Ventersdorp, prior to auction, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 478 Koster Township, Registration Division J.P., The Province of North West, Measuring 1 784 square metres, Held by Deed of Transfer no. T65340/2019

Street address: Erf 478 Koster Township also known as 17 Theron Street, Koster,

North West Province

Zoned : Residential

Nothing guaranteed in this regard:

Improvements:

Dwelling consisting of : lounge, dining room, kitchen, scullery, 3 x bedrooms, 2 x bathrooms, separate toilet, balcony; Outbuilding: 3 unidentified rooms, 2 x bedrooms, 1 x bathrooms, Pool, Lapa

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. 2.2 Proof of Residential address.

Dated at Pretoria, 2023-07-28.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1327.

**Case No: 760/2021**

**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 Wilfred Moyo, First Defendant and Emma Magdeline Moyo, Second Defendant**

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

**2023-08-23, 09:00, The Sheriff's Office, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg**

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 R500 000.00 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 1 December 2022 at the Sheriff's Office, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg, on 23 August 2023 at 09:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff's Office, Sheriff Palm Ridge, 39a Louis Trichardt Street, Alberton North, 24 hours prior to auction, 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 266 Bellevue East Township, Registration Division: IR Gauteng  
Province, Measuring: 495 square metres, Held by Deed of Transfer No. T8823/2007  
Also known as: Erf 266 Bellevue East Township also known as 102 Hopkins Street, Bellevue East, Gauteng Province.

Zoned: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling Consisting of : 3 x bedrooms, 1 bathroom, 1 lounge, Outbuilding: 8 Servants room, 1 separate toilet, 1 x bathroom

Take note of the following requirements for all prospective buyers:

1. Registration as buyer is a pre-requisite subject to conditions, Inter Alia: (a) Directive of the consumer protection Act 68 of 2008 (URL: <http://www.infp.gov.za/view/DownloadfileAction?id=99961>) (b) FICA-LEGISLATION - Proof of identity and address particulars (c) Payment of a registration fee of - R 50 000.00 - in cash or 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 auction will be conducted by the sheriff, Mr Ian burton, or his Deputy.

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10137.

**Case No: 23421/2021**

IN THE HIGH COURT OF SOUTH AFRICA  
(JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and HOSEA RUFUS MOAGI (ID No. 690314 5725 08 0), 1<sup>st</sup> Plaintiff & SUZAN MATLAKALA MOAGI (ID No. 760827 0561 08 0), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-17, 10:00, 5 ANEMOON STREET, GLEN MARAIS, EXTENSION 1**

A Sale in execution will be held by the Sheriff of The High Court, Sheriff Kempton Park & Tembisa on 17th day of August 2023 at 10h00 at 5 Anemoon Street, Glen Marais, Extension 1, of the Defendants property, described below with the reserve price of R700 000.00.

ERF 4947 BIRCH ACRES EXTENSION TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 373 (THREE HUNDRED AND SEVENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T49650/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property)

SITUATED AT: 75 UMBILO STREET, BIRCH ACRES EXTENSION 32)

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

A dwelling consisting of: 3 X Bedrooms, 2 X Garage, Bathrooms, Dining room, Kitchen and Lounge

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

Dated at JOHANNESBURG, 2023-07-05.

Attorneys for Plaintiff(s): Z & Z NGOGODO INCORPORATED, SUITE 7, 1ST FLOOR, WATERFALL VIEW, WATERPARK, BEKKER ROAD, MIDRAND. Telephone: 011 028 1258. Fax: 011 312 83250. Attorney Ref: M00426. Attorney Acct: KHUTSO NKUNA.

Case No: 3475/17P

Docex: 031 5369700

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

**In the matter between: ABSA BANK LIMITED, APPLICANT and DUMISA DAVIS MNGOMEZULU, 1ST  
RESPONDENT and MAIRA NITA MNGOMEZULU, 2ND RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2023-08-16, 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, 16TH AUGUST 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 R500 000.00. DESCRIPTION: ERF 12307 NEWCASTLE (EXTENSION NO.71) REGISTRATION DIVISION HS, PROVINCE OF KWAZULU-NATAL, IN EXTENT 913 SQUARE METRES, HELD UNDER DEED OF TRANSFER T60672/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS. PHYSICAL ADDRESS: 5 NAPIER PLACE, PIONEER PARK, NEWCASTLE. MAGISTERIAL DISTRICT: AMAJUBA. IMPROVEMENTS: MAIN BUILDING: SINGLE STORY WITH CONCRETE BLOCK WALLS AND CLAY TILED ROOF AND STEEL WINDOWS CONSISTING OF: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS. OUT BUILDING: SINGLE STORY FACE BRICK WALLS WITH CLAY TILED ROOF AND STEEL WINDOWS CONSISTING OF: 2 GARAGES. BOUNDARY WALLS: PRECAST BOUNDARY WALLS. 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, 2023-07-17.

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: MAT6425.

Case No: 2021/40822

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD, Plaintiff and ROKUNDA KHAVHAGALI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10:00, SHERIFF OF THE HIGH COURT VEREEENIGING, 97 GENERAL HERTZOG ROAD,  
THREE RIVERS PROPER, VEREEENIGING**

The property which, on 17 AUGUST 2023 at 10H00, will be put up to auction at 97 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREEENIGING, in respect of an order/s granted on the 6TH DAY OF SEPTEMBER 2022 consists of:

A Unit consisting of:

a) Section No. 16 as shown and more fully described on Sectional Plan No. SS17/1992 in the scheme known as BENPRIN in respect of land and building or buildings situate at ERF 1380 VEREENIGING TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY of which section the floor area, according to said sectional plan is 74 (SEVENTY-FOUR) 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.

HELD BY DEED OF TRANSFER NUMBER ST36847/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ALSO KNOWN AS: UNIT 16 BENPRIN, 87 MERRIMAN AVENUE, VEREENIGING

IMPROVEMENTS: 2 BEDROOMS, KITCHEN, LOUNGE, BATHROOM (Not Guaranteed)

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS: -

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

1. THE SALE

1.1. The sale shall be conducted in accordance with the provisions of Rule 46 and Rule 46A, of the Uniform Rules of the Superior Courts Act, No. 10 of 2013, as well as the provisions of the Consumer Protection Act, No. 68 of 2008, the regulations promulgated thereunder and the "Rules of Auction", and all other applicable law.

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

2. MANNER OF SALE

2.1. The property shall be sold by the sheriff to the highest bidder with a reserve of R222 250.00

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.

2.7. 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, 2023-07-14.

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: M01418.

**Case No: 2020/12737**

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

**In the matter between: TEXMEX 27 (RF) (PTY) LTD, Plaintiff and WILLIAM TOKELO TSOTETSI, Defendant**  
NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-16, 09:00, SHERIFF OF THE HIGH COURT PALM RIDGE, 39A LOUIS TRICHARD STREET,  
ALBERTON NORTH**

The property which, on 16 AUGUST 2023 at 09H00, will be put up to auction at 39A LOUIS TRICHARD STREET, ALBERTON NORTH, in respect of order/s granted on the 8TH DAY OF JUNE 2022 and 29th DAY OF MAY 2023 respectively, consists of:

ERF 869 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES



HELD BY DEED OF TRANSFER NO. T 17971/2018

ALSO KNOWN AS: 869 NOODLEFISH STREET WATERVALSPRUIT EXTENSION 9

IMPROVEMENTS: 2 BEDROOMS, 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 360 000.00.

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.

2.7. 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, 2023-07-14.

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: M00748.

Case No: 32876/2021

Docex: 286, PRETORIA

IN THE HIGH COURT OF SOUTH AFRICA

(The District of Pretoria held at Pretoria)

In the matter between: **BODY CORPORATE BAUHAUS, Plaintiff and MANDLA ISAAC BASANI (ID: 811210 5539 089), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-17, 10H00, SHERIFF'S OFFICE, ACTING SHERIFF PRETORIA CENTRAL, 246 PAUL KRUGER STREET, OFFICE 0003 PROTEA TOWERS, PRETORIA CENTRAL**

SS BAUHAUS UNIT NR. F503, SCHEME NR.: 678/2007, SITUATED AT 371 THABO SEHUME STREET, PRETORIA, REGISTRATION DIVISION: JR GAUTENG, SIZE: 30.0000 SQM, HELD UNTER TITLE DEED: ST88894/2007

THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI

IMPROVEMENTS:- 1 DINING ROOM

1 KITCHEN (OPEN PLAN)

1 BEDROOM

1 BATHROOM (SHOWER AND TOILET)

RESERVE PRICE: AS ORDERED BY COURT: R360 000-00

Dated at PRETORIA, 2023-07-24.

Attorneys for Plaintiff(s): DU PLESSIS & EKSTEEN INC., 191 VINKO STREET, SINOVILLE, PRETORIA.  
Telephone: (012) 567 7533. Attorney Ref: JJJ HEUNIS/VH/JJ1133.

**Case No: 31548/2022**

**Docex: 351**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION  
NUMBER: 2006/021576/07), Plaintiff and YVONNE ELLEN PIETERSEN (IDENTITY NUMBER:  
6403300160082), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-08-23, 09:00, Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate,  
Johannesburg**

In pursuance of a judgment and warrant granted on 2 December 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 23 August 2023 at 09:00 by the Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder subject to a reserve price of R1 060 720.00:- CERTAIN: ERF 1993 KENSINGTON TOWNSHIP SITUATED: 3 Lynx Street, Kensington, 2094 MAGISTERIAL DISTRICT: Johannesburg Central REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 546 (FIVE HUNDRED AND FORTY SIX) 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: Single Storey House; Brick Walls; Parquet Floors; 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 1 x Pantry; 3 x Bedrooms; 1 x Bathroom; and 1 x Toilet DWELLING CONSISTS OF: RESIDENTIAL HELD BY THE DEFENDANT, YVONNE ELLEN PIETERSEN (IDENTITY NUMBER: 6403300160082), under name under Deed of Transfer No. T26346/2021 The full conditions may be inspected at the offices of the Sheriff of the High Court Palm Ridge at 39a Louis Trichardt Street, Alberton North 24 hours prior to the auction. 1. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT on the day of the Sale. 2. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the of purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 8.72%. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000577, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, Tel: (012) 492 5617, Fax: 086 664 1624

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/WE/IC000577.

Case No: 29121/2021

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and CYNTHIA LUNGILE MAILE (IDENTITY NUMBER: 810703 0533 08 2), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-25, 11:00, Sheriff of the High Court Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3**

In pursuance of a judgment and warrant granted on 27 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 25 August 2023 at 11:00 by the Sheriff of the High Court Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3 to the highest bidder:- CERTAIN: Erf 7660 Soshanguve East Extension 10 Township SITUATED: Stand 7660, Soshanguve East Extension 10, 0152 MAGISTERIAL DISTRICT: Tshwane North REGISTRATION DIVISION: J.R., Province of Gauteng MEASURING: 180 (One Hundred And Eighty) 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 1x Lounge; 1x Kitchen; 2 x Bedrooms; and 1x Bathroom. Interior and exterior walls are plastered Tiled Roof. HELD by the DEFENDANT, CYNTHIA LUNGILE MAILE (IDENTITY NUMBER: 810703 0533 08 2), under her name under Deed of Transfer No. T30835/2020. The full conditions may be inspected at the offices of the Sheriff of the High Court Tshwane North at 3 Vos & Brodrick Avenue, The Orchards Ext 3. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000305, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, TEL: (012) 492 5617, FAX: 086 664 1624

Dated at Pretoria, 2023-07-24.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA, POSTNET. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: S Rossouw/we/IC000305.

Case No: 31553/2022

Docex: 351

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and NTOMBIZONKE HAPPINESS VILAKAZI (IDENTITY NUMBER: 9409160603084), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-08-23, 09:00, Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg**

In pursuance of a judgment and warrant granted on 2 December 2022 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 23 August 2023 at 09:00 by the Acting Sheriff of the High Court Johannesburg East at 21 Hubert Street, Westgate, Johannesburg to the highest bidder subject to a reserve price of R462 014.00:- CERTAIN: ERF 653 TROYEVILLE TOWNSHIP SITUATED: 5 Johannes Street, Troyeville MAGISTERIAL DISTRICT: Johannesburg Central REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: Main Building: Brick Walls; Corrugated Iron Roof; Laminated Floors; 4 x Bedrooms; 1 x Kitchen; 1 x Dining Room; 2 x Cottages with Bathroom, Kitchen and Bedroom. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, NTOMBIZONKE HAPPINESS VILAKAZI (IDENTITY NUMBER: 940916 0603 08 4),

under name under Deed of Transfer No. T25117/2019. The full conditions may be inspected at the offices of the Sheriff of the High Court Palm Ridge at 39a Louis Trichardt Street, Alberton North, 24 hours prior to the auction. 1. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT on the day of the Sale. 2. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 7.92%. 5. 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. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF: SRWE/IC000570, C/O Alant, Gell & Martin Incorporated, Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria, POSTNET SUITE 255, PRIVATE BAG X20009, GARSFONTEIN, 0042, Tel: (012) 492 5617, Fax: 086 664 1624.

Dated at Pretoria, 2023-07-21.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O ALANT, GELL & MARTIN INCORPORATED, BLOCK E, GLENFIELD OFFICE PARK, 361 OBERON AVENUE, FAERIE GLEN, PRETORIA, POSTNET. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SRWE/IC000570.

**Case No: 12962/2022**  
**Docex: Docex 4, Parow**

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

**In the matter between: Firststrand Bank Limited – Plaintiff and Bernard Henry Chatburn - Defendant**

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

**2023-08-15, 12:00, 12 Rygbossie Crescent, Roosendal, Delft**

In execution of the judgment in the High Court, granted on 21 April 2023, the under-mentioned property will be sold in execution on 15 August 2023 at 12h00 at the mortgaged property at 12 Rygbossie Crescent, Roosendal, Delft, subject to a reserve price of R280 000.00, to the highest bidder.

ERF: 3393 - DELFT, situate in the City of Cape Town, Cape Division, Province Western Cape measuring 264 square metres and held by Deed of Transfer No. T5338/2020 - And known as: 12 Rygbossie Crescent, Roosendal, Delft.

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

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a cement block building under a asbestos roof consisting of a lounge, kitchen, 3 x bedrooms, bathroom, toilet.

Reserved price: The property will be sold with a reserve of R280 000.00.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Bellville at the address being; 17 Dell Street, Parow Valley.

Dated at Parow, 2023-06-09.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Telephone: 021 939 5120. Fax: 086 721 3811. Attorney Ref: TO Price/zvw/F53242. Attorney Acct: 1.

Case No: 2021-47670

IN THE HIGH COURT OF SOUTH AFRICA

((Gauteng Division) Johannesburg)

**In the matter between: SS RAINBOW VILLAS (SS NO. 44/2000), Plaintiff, and KIBUE, JK & OTHERS, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-08-25, 10h00, 182 Progress Street, Lindhaven, Roodepoort**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

CASE NO: 2011-47670

In the matter between: SS RAINBOW VILLAS (SS 44/2000) (PLAINTIFF) AND JOSEPH KIMANI KIBUE (Identity Number: 680220 5404 08 3) (FIRST DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT) AND SHERIFF STANDARD BANK OF SOUTH AFRICA LIMITED (THIRD DEFENDANT)

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

25th day of August 2023, Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort

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 Roodepoort, 182 Progress Road, Lindhaven, Roodepoort on 25th day of August 2023 at 10h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 101, Door 106 in the scheme known as Rainbow Villas with Scheme Number SS44/2000, under Title Deed ST37047/2007, situated Unit 101, Door 106, Swartpiek Street, Groblerspark, Witpoortjie, Roodepoort, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT SQUARE METERS).

Held by Deed of Transfer Number ST37047/2007. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 101, Door 106, Swartpiek Street, Groblerspark, Witpoortjie, Roodepoort, City of Johannesburg, Gauteng Province, measuring 48.000 m<sup>2</sup> (FORTY-EIGHT 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) and Bathroom(s). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

1. The purchaser 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 Roodepoort, 182 Progress Road, Lindhaven, Roodepoort. The Sheriff Roodepoort will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the Sheriff Roodepoort at 182 Progress Road, Lindhaven, Roodepoort, 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 Roodepoort at 182 Progress Street, Lindhaven, Roodepoort. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg, Telephone Number: 010 010 8220. Ref: N ENGELBRECHT/ddp/RAIN0101

Dated at: Johannesburg, 2023-07-26.

DTB Attorneys, AMR Building 3, 9 Concorde East Road, Bedfordview, Tel. 010 010 8220, Ref. N ENGELBRECHT/ddp/RAIN0101.



PAUC

## PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

**ROOT-X AFRICA AUCTIONEERS CC  
ALLEYROADS SUPPLY (PTY) LTD  
(Master's Reference: T001202/2019)**

AUCTION NOTICE

**2023-08-08, 11H00, 34 COMPOUND ROAD, KYA SAND**

COMMERCIAL BUILDING WITH OFFICES AND MORE. TERMS: 10% DEPOSIT PAYABLE AT THE FALL OF THE HAMMER.

DIRK PIENAAR, 526 ATTERBURY ROAD, MENLO PARK. Tel: 0123487777. Fax: 0123488121. Web: [www.rootx.co.za](http://www.rootx.co.za). Email: [dirk@rootx.co.za](mailto:dirk@rootx.co.za). Ref: 13245BF

### **Aucor Property**

**Estate Late: Loraine Jennifer Gordon  
(Master's Reference: 024319/2020)**

DECEASED ESTATE: 5 BEDROOM HOME WITH PHENOMENAL VIEWS - LINKSFIELD  
**2023-08-15, 11:00, The Houghton Golf Club, Osborn Road, Houghton**

4 New Mountain Road, Linksfield

Erf: 1 759m<sup>2</sup>

5 Bedrooms, 4 bathrooms

Kitchen, dining room, and family room with fireplace

Swimming pool with a viewing deck

Self-contained 1-bedroom cottage

Located within a road enclosure on Linksfield Ridge

TERMS: A deposit of 5% of the purchase price, together with 10% commission, plus VAT thereon, is payable immediately on the fall of the hammer. Balance payable 45 days. A full set of Conditions of Sale available from auctioneer's offices. Enquiries contact [marka@aucor.com](mailto:marka@aucor.com)

Mark Momberg, 105 Central Street, Houghton. Tel: 071 491 9266. Web: [www.aucorproperty.co.za](http://www.aucorproperty.co.za). Email: [markm@aucor.com](mailto:markm@aucor.com). Ref: 230620-3558.

### **Jack Klaff Auctioneers**

**Herholdt Bees en Wild Trust, IT9421/02 (In Liquidation)  
(Master's Reference: L680/2021)**

LIQUIDATION AUCTION OF GAME & CATTLE FARMS  
DWAALBOOM / THABAZIMBI

667ha & 24ha with Crocodile River Front

**2023-08-19, 11:00, Remaining Extent of the Farm Somerset 210, Registration Division KP Limpopo Province**

Instructed by the Provisional Trustees of Harholdt Bees en Wild Trust (in Liquidation), M/R L680/2021, I will sell on Saturday the 19th of August 2023 at 11:00 on the Rem Ext Farm Somerset (see 'Situation') as follows:

Remaining Extent of the Farm Somerset 210, Registration Division KP Limpopo Province

In Extent: 677,7060ha, Held by Deed of Transfer T93460/2014

Improvements: Three Bedroom house, bathroom, study room, lounge, kitchen and pantry. Two store rooms. Cattle kraal with loading

ramp. Three water drinking troughs. Natural water pan. Two boreholes (not equipped). Cement reservoir. The portion West of the tar

road is game fenced

Situation of the Rem Ext Farm Somerset 201 KP:

Auction of both the farms will take place at the Remaining Extent of the Farm Somerset 210: From Dwaalboom follow the tar road to Thabazimbi for ±16km, Turn right onto Rooibokkraal gravel road for ±350m. Turn right and follow Jack Klaff pointers

Portion 14 of the Farm Faure 72, Registration Division KQ Limpopo Province  
In Extent: 24,1013ha, Held by Deed of Transfer T98292/2003  
Improvements: 3 bedroom house. Swimming pool. One Borehole (not equipped). Crocodile River frontage for ±350m. Partly game fenced. Eskom power  
Situation of Portion 14 Farm Faure 72:  
From Dwaalboom, follow the road to Thabazimbi for ±29km. Turn left on the Makoppa gravelroad for ±27.7km

#### AUCTIONEER'S NOTE

Good for cattle and game. These farms have a lot of potential. Visit our webpage [www.jackklaff.co.za](http://www.jackklaff.co.za) to view photos and more info

#### CONDITIONS OF SALE

15% deposit EFT. Bank guarantee 30 days after confirmation. 14 days confirmation period. The seller may withdraw the property before or during the sale. Conditions of Sale and Rules of Auction can be viewed on our webpage. Visit our webpage [www.jackklaff.co.za](http://www.jackklaff.co.za) for details and photos. No registration without FICA documents. No cash on site

#### VIEWING

Gates are locked. To view please contact the auctioneer

#### ENQUIRIES

Jack Klaff: 0828082471; Hansie Taute: 0824574172

Jack Klaff, , Jack Klaff Auctioneers & Estate Agents, Lifestyle Corner, 10 Hans Van Der Merwe Avenue, Musina, 0900. Tel: 015 534 2006. Web: [www.jackklaff.co.za](http://www.jackklaff.co.za). Email: [jack@jackklaff.co.za](mailto:jack@jackklaff.co.za). Ref: -

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**Omniland Auctioneers (Pty) Ltd**  
**Estate Late: Hlabirwa Simon Makanyane**  
**(Master's Reference: 29004/2014)**

#### AUCTION NOTICE

#### **2023-08-08, 60 Sunflower Street, Pine Ridge, Emalahleni**

Portion 36 of Stand 4 Pine Ridge: 623m<sup>2</sup>. Lounge, dining room, kitchen, 6x bedroom, 4x bathrooms, separate toilet, staircase, double garage, storeroom. Auctioneers note: For more please visit our website. FICA documents required. 10% deposit plus 6,9% commission with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor Executor Est Late HS Makanyane M/ref: 29004/2014

Roderick Roets, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 0128042978. Web: [www.omniland.co.za](http://www.omniland.co.za). Email: [theo@omniland.co.za](mailto:theo@omniland.co.za). Ref: -

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**Omniland Auctioneers (PTY) LTD**  
**Estate Late Audrey Frank Nicholls**  
**(Master's Reference: 29018/2022)**

#### AUCTION NOTICE

#### **2023-08-10, 11:00, 9 Bruno Drive, Florida North, Roodepoort**

Stand 241 Florida North, Roodepoort: 1 686 m<sup>2</sup> Patio, lounge, fireplace, dining room, kitchen, breakfast room, 3x bedrooms, 1x bathroom, separate toilet, staff quarters and double garage. Auctioneers note: For more please visit our website. Conditions: FICA documents required. 10% deposit plus 6,9% commission with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor Executor Est Late: AF Nicholls M/ref: 2901/2022

Roderick Roets, Cotton SA Building, 90 Cycad Place, Val De Grace Ext 10, Pretoria. Tel: 012 804 2978. Web: [www.omniland.co.za](http://www.omniland.co.za). Email: [info@omniland.co.za](mailto:info@omniland.co.za). Ref: -

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