



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 700

6

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2023

No. 49396

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: 2407/2021

Docex: DOCEX 52, GQEBERHA

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

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Khaya George, Identity Number: 721122 5341 08 6, 1<sup>st</sup> Defendant and Zukiswa George, Identity Number: 741114 0225 08 9, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-18, 10:00, Magistrates Court, Cemetery Avenue, Keiskammahoek**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R300,000.00, to the highest bidder on 18th day of October 2023 at 10:00 at the MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK. Erf 591 Keiskammahoek, Amahlati Local Municipality, Division of King William's Town, Province of the Eastern Cape, in extent 474 Square Metres Held under Deed of Transfer No. T.5233/2013 Situated at 591 KEISKAMMAHOEK, KEISKAMMA, EASTERN CAPE The Conditions of Sale will be read prior to the sale and may be inspected at the MAGISTRATE'S COURT, CEMETERY AVENUE, KEISKAMMAHOEK. Further details can be obtained from the offices of the Plaintiff's attorneys at Ascot Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Port Elizabeth, telephone 041 373 0664. Terms: Deposit of 10% and Sheriff's charges at 6% on the proceeds of the sale which shall be paid by the purchaser up to a price of R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum of R40 000.00 subject to a minimum of R3000.00 plus VAT on Sheriff's charges on the date of sale, the balance against the transfer to be secured by a bank guarantee, to be approved of by the Plaintiff's attorneys, to be furnished to the Sheriff within 21 days from the date of the sale. The following improvements on the property are reported, but in this regard nothing is guaranteed: Main dwelling: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 Toilets, Garage.

Dated at Gqeberha, 2023-09-21.

Attorneys for Plaintiff(s): Minde Schapiro & Smith Inc, Ascott Office Park, Building No. 7, First Floor, Conyngham Road, Greenacres, Gqeberha. Telephone: 0413730664. Attorney Ref: M KOEN/al/FIR152/1321. Attorney Acct: Minde Schapiro & Smith Inc.

Case No: CA11976/2022

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

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and Richard Alexander Gordon Brodie, 1<sup>st</sup> Defendant and Mimie Loretta Brodie, 2<sup>nd</sup> Defendant**

Sale In Execution

**2023-10-26, 11:00, 1 Gardiner Street, Parel Vallei, Somerset West**

In execution of judgment in this matter, a sale will be held on THURSDAY, 26 OCTOBER 2023 at 11h00 at 1 GARDINER STREET, PAREL VALLEI, SOMERSET WEST, of the immovable property described as:

ERF 271 Parel Vallei, in the City of Cape Town, Stellenbosch Division, Western Cape Province

IN EXTENT: 1 575 Square Metres,

Held under Deed of Transfer No: T 40621/2014

ALSO KNOWN AS: 1 Gardiner Street, Parel Vallei, Somerset West.

IMPROVEMENTS (not guaranteed): Face brick house under a tiled roof, consisting of: 3 x bedrooms, 2 x bathrooms, lounge braai room, tv room, kitchen, outside room, study and double garage. The property has burglar and safety gates.

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

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

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

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

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

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

7. The auction will be conducted by the Sheriff: Mrs AJL Titus.

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 Acting Sheriff of Somerset West 1 Gardiner Street, Parel Vallei, Somerset West, subject to a reserve price of R2 821 387.40.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 17, Killarney Plaza, 2 Killarney Avenue, Killarney Gardens, 24 hours prior to the auction.

Dated at Cape Town, 2023-09-14.

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/SA2/1492.

**Case No: 59/2019**

**Docex: DOCEX 21, PORT ELIZABETH**

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

**In the matter between: D R SAUNDERS / LIKHANYE FAMILY TRUST & 3 OTHERS, Plaintiffs and  
LIKHANYE FAMILY TRUST & 3 OTHERS, Defendants**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 10:00, Magistrate's Court Stutterheim, 23 Dragoon Street, Stutterheim**

In pursuance of a Judgment of the above Honourable Court dated 1st December 2021 and the Warrant of Execution dated 11th May 2023, the following property will be sold voetstoots, in execution subject to a reserve price of R475 000.00, to the highest bidder on THURSDAY the 26TH OCTOBER 2023 at 10H00 at STUTTERHEIM MAGISTRATE'S COURT, 23 DRAGOON STREET, STUTTERHEIM:

FARM CESTRUM NO. 420 IN EXTENT 28,9674 HECTARES; and

FARM CELOSIA NO. 421 IN EXTENT 32,0956 HECTARES;

AM AHLATHI LOCAL MUNICIPALITY, SITUATED IN THE DIVISION OF STUTTERHEIM, PROVINCE  
OF THE EASTERN CAPE

Held by Title Deed No. T5092/2014

Magisterial District of STUTTERHEIM

The following improvements on the property are reported, though in this respect nothing is guaranteed:

Open plan lounge, kitchen and dining room, 2 bedrooms with built in cupboards, 1 bathroom with bath, shower and wash basin, tiled floors throughout house, small workshop, outside toilet and tiled roof.

The full Conditions of Sale may be inspected prior to the date of sale at the office of the Sheriff for the Magistrate's Court, 23 Dragoon Street, Stutterheim.

Material conditions of sale:

The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorney, to be furnished within twenty one (21) days of the date of the sale.

The Purchaser shall pay the following Sheriff's commission on the date of sale:

- 6% of the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00; and
- 15% 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.

Dated at STUTTERHEIM, 2023-09-11.

Attorneys for Plaintiff(s): ELLIOTTS ATTORNEYS, 55 MURRAY STREET, STUTTERHEIM, 4930. Telephone: 043-6831300. Fax: 043-6831759. Attorney Ref: I ANDREWS/ek/IA01347.

**Case No: 58362/2021**

**Docex: DOCEX 120, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021876/07) - EXECUTION CREDITOR and BERTHA TEBOHO MATOTOKA (ID NUMBER: 730123 0482 080) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-10-13, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R615 000.00, will be held by the Sheriff, ROODEPOORT NORTH, at 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT on FRIDAY the 13TH OCTOBER 2023 at 10H00 of the undermentioned property of the Judgment Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, ROODEPOORT NORTH during office hours: ERF 1131 LINDHAVEN EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 843 (EIGHT HUNDRED AND FOURTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T21841/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG WEST. ALSO KNOWN AS: 315 PIERRE SIMOND AVENUE, LINDHAVEN EXTENSION 4, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Fencing: Concrete Plaster; Outer Wall Finishing: Plaster; Roof Finishing: Tiles with 2x bedrooms, 1x bathroom, 1x TV-living room; 1x lounge; 1x dining room; 1x kitchen; 2x carports; 1x granny flat. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R15,000.00; (d) Registration Conditions; (e) Registration form to be completed before the Auction. The purchaser shall pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque or EFT, on the day of sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney, and shall be furnished to the Sheriff within 21 (twenty one) days after the sale. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the Conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% per month from date of possession to date of transfer. Inspect conditions at THE SHERIFF ROODEPOORT NORTH'S OFFICE, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT. TELEPHONE NUMBER: (011) 760- 1172.

Dated at PRETORIA, PRETORIA.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG40176.



Case No: 5117/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021876/07) - EXECUTION CREDITOR and KEVIN SIHLE NGENELWA (IDENTITY NUMBER: 900421 5944 08 6) - JUDGEMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2023-10-18, 09:00, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

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 R514 571.00, will be held by the Sheriff, PALM RIDGE, at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH on WEDNESDAY the 18TH OCTOBER 2023 at 09H00 of the undermentioned property of the Judgement Debtor subject to the Auction Conditions / Rules and Conditions to be inspected at THE SHERIFF PALM RIDGE'S OFFICE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior the auction: ERF 1390 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 184 (ONE HUNDRED AND EIGHTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER T25463/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: EKURHULENI CENTRAL. ALSO KNOWN AS: ERF 1390 WATERVALSPRUIT EXTENSION 9, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main Building: Single storey; Brick Walls; Tiled Roof; Tiled floors; Lounge, 3 Bedrooms, 1 Kitchen, 2 Bathrooms, 1 shower, 2 toilets. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R25,000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card; (d) Registration Conditions; (e) Registration form to be completed before the Auction; (f) The auction will be conducted by the Sheriff, Mr Ian Burton, or his Deputy. 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. Auction Conditions / Rules and Conditions to be inspected at THE SHERIFF PALM RIDGE'S OFFICE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. TELEPHONE NUMBER: (011) 907-1040.

Dated at PRETORIA, 2023-09-27.

Attorneys for Plaintiff(s): STRYDOM BRITS MOHULATSI INC, BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FAERIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG39849.

Case No: CA11976/2022

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

**In the matter between: Changing Tides 17 (Pty) Ltd. N.O, Plaintiff and Richard Alexander Gordon Brodie and Mimie Loretta Brodie, Defendant**

Sale In Execution

**2023-10-26, 11:00, 1 Gardiner Street, Parel Vallei, Somerset West**

In execution of judgment in this matter, a sale will be held on THURSDAY, 26 OCTOBER 2023 at 11h00 at 1 GARDINER STREET, PAREL VALLEI, SOMERSET WEST, of the immovable property described as:

ERF 271 Parel Vallei, in the City of Cape Town, Stellenbosch Division, Western Cape Province

IN EXTENT: 1 575 Square Metres,

Held under Deed of Transfer No: T 40621/2014

ALSO KNOWN AS: 1 Gardiner Street, Parel Vallei, Somerset West.

IMPROVEMENTS (not guaranteed): Face brick house under a tiled roof, consisting of: 3 x bedrooms, 2 x bathrooms, lounge braai room, tv room, kitchen, outside room, study and double garage. The property has burglar and safety gates.



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

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

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

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

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

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

7. The auction will be conducted by the Sheriff: Mrs AJL Titus.

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 Acting Sheriff of Somerset West 1 Gardiner Street, Parel Vallei, Somerset West, subject to a reserve price of R2 821 387.40.

Rules of the auction and conditions of sale may be inspected at the Sheriff's Office: Unit 17, Killarney Plaza, 2 Killarney Avenue, Killarney Gardens, 24 hours prior to the auction.

Dated at Cape Town, 2023-09-14.

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/SA2/1492.

**Case No: 2298/2017**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and JAN HENDRIK KNOX, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 10:00, THE SHERIFF'S OFFICE, BLOEMFONTEIN WEST: 6A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

In pursuance of judgments granted by this Honourable Court on 2 JUNE 2017 and 26 OCTOBER 2017, a Warrant of Execution issued on 17 NOVEMBER 2017, and an Order in terms of Rule 46A(9)(a) granted on 30 JUNE 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R980 000.00, by the Sheriff of the High Court BLOEMFONTEIN WEST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN 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 14663 BLOEMFONTEIN (EXTENSION 90), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT 1939 (ONE THOUSAND NINE HUNDRED AND THIRTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T2259/1989

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 4 HUDSON DRIVE, FICHARDTPARK, BLOEMFONTEIN, FREE STATE)

MAGISTERIAL DISTRICT: MANGAUNG

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

4 BEDROOMS WITH BUILT-IN WOODEN CUPBOARDS WITH CARPETS, 2 BATHROOMS WITH FLOOR- AND WALL TILES, KITCHEN WITH FLOOR- AND WALL TILES & BUILT-IN WOODEN CUPBOARDS, PANTRY WITH CARPET, SCULLERY WITH MELAMINE FLOORING, TV/LIVING ROOM WITH FLOOR TILES, DINING ROOM WITH FLOOR TILES, LOUNGE WITH FLOOR TILES, 2 GARAGES, 2 CARPORTS, STAFF QUARTERS, SWIMMING POOL, BOREHOLE, SPRINKLER SYSTEM, ELECTRIC FENCE, PAVING, BURGLAR PROOFING, WENDY HOUSE

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 execution will be available 24 hours before the auction at the office of Sheriff Bloemfontein West, 6A Third Street, Arboretum, Bloemfontein.
3. Registration as a buyer is a pre-requisite subject to certain 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 with regard to proof of identity and address particulars
  - c) Payment of registration money
  - d) Registration conditions
  - e) Registration amount is R45 000.00

The sale will be conducted at the office of Sheriff Bloemfontein West with auctioneers CH de Wet and/or AJ Kruger and/or TI Khauli.

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

Dated at PRETORIA, 2023-08-31.

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: U19826/DBS/N FOORD/CEM.

**Case No: 49275/2020**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DUDLEY BERNARD BROWN, 1<sup>st</sup> Defendant and MARINA BROWN, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-27, 10:00, THE ACTING SHERIFF'S OFFICE, WESTONARIA: 50 EDWARDS AVENUE, WESTONARIA**

In pursuance of a judgment granted by this Honourable Court on 25 APRIL 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R210 000.00, by the Acting Sheriff of the High Court WESTONARIA, to the highest bidder.

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

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

ERF 1597 KLIPSPRUIT WEST EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 313 (THREE HUNDRED AND THIRTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T39016/2006

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

(also known as: 43 SAN SALVADOR STREET, KLIPSPRUIT WEST EXTENSION 1, SOWETO, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: ENCLOSED VERANDAH, LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: DOUBLE 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, Mr. Rudi Vermeulen, or his deputy.

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

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

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

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

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

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

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

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

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

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

Dated at PRETORIA, 2023-09-01.

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: G9123/DBS/N FOORD/CEM.

Case No: 22595/2021

Docex: DOCEX 178, PRETORIA

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

In the matter between: **GREENHOUSE FUNDING (RF) LIMITED**, Plaintiff and **ROBERT MACKINTOSH MCKENZIE**, 1<sup>st</sup> Defendant and **PAMELA ANN MCKENZIE**, 2<sup>nd</sup> Defendant

NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, THE ACTING SHERIFF'S OFFICE, RANDBURG SOUTH WEST: 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In pursuance of a judgment granted by this Honourable Court on 5 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 R250 000.00, by the Acting Sheriff of the High Court RANDBURG SOUTH WEST, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 16 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS14/1978, IN THE SCHEME KNOWN AS SOMERLUS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 129 (ONE HUNDRED AND TWENTY NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST121448/2003

(also known as: SECTION NO. 16 (DOOR NO. 16) SOMERLUS, 16 EARLS AVENUE, WINDSOR WEST, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: 3 BEDROOMS, 2 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM

Dated at PRETORIA, 2023-08-31.

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: GH0318/DBS/N FOORD/CEM.

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**Case No: 18893/2019**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED; ABSA BANK LIMITED, Plaintiff and NONKULULO NTIYANTIYA, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 12:00, THE SHERIFF'S OFFICE, KHAYELITSHA: 20 SIERRA WAY, MANDALAY, KHAYELITSHA**

In pursuance of a judgment granted by this Honourable Court on 17 MAY 2021, a Warrant of Execution issued on 2 AUGUST 2021, and an Order in terms of Rule 46A(9)(c) granted on 18 JULY 2023, 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 KHAYELITSHA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KHAYELITSHA: 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 30277 KHAYELITSHA, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 295 (TWO HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER T26165/2016

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

(also known as: 13 NCINIBA STREET, ILITHA PARK, KHAYELITSHA, WESTERN CAPE)

MAGISTERIAL DISTRICT: CAPE TOWN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

BRICK BUILDING, TILED ROOF, PARTLY VIBRE-CRETE FENCE, BURGLAR BARS, CEMENT FLOORS, OPEN PLAN KITCHEN, LOUNGE, 2 BEDROOMS, BATHROOM & TOILET

Dated at PRETORIA, 2023-08-29.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: U22347/DBS/N FOORD/CEM.

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Case No: 92150/2019

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 MICHAEL BURGERS, 1<sup>st</sup> Defendant and RHODE SANDRA BURGERS, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 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 17 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 R1 100 000.00, by the Acting Sheriff of the High Court JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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.

REMAINING EXTENT OF ERF 7997 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1 333 (ONE THOUSAND THREE HUNDRED AND THIRTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T26154/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 18 VALLEY VIEW ROAD, KENSINGTON, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, PANTRY, BATHROOM, SHOWER, TOILET & 4 CARPORTS, 2 GARAGES

TAKE FURTHER NOTICE THAT:

1. The Sale in Execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, pursuant to an order granted against the Judgment 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, 2023-08-28.

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: G11664/DBS/N FOORD/CEM.

Case No: 33724/2021

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 AST AFRICA TRADING 567 CC, REGISTRATION NUMBER: 2001/066387/23**

**PETRUS HENDRIK STEPHANUS VORSTER, I.D.: 541007 5127 08 0, (Married out of community of property), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, THE SHERIFF'S OFFICE, KRUGERSDORP: OLD ABSA BUILDING, GROUND FLOOR, CNR HUMAN & KRUGER STREET, KRUGERSDORP**

In pursuance of a judgment granted by this Honourable Court on 7 APRIL 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court KRUGERSDORP, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KRUGERSDORP: 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 89 (A PORTION OF PORTION 64) OF THE FARM HONINGKLIP NO. 178, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

IN EXTENT: 21,4133 (TWENTY ONE COMMA FOUR ONE THREE THREE) HECTARES

HELD BY DEED OF TRANSFER T94416/2003

SUBJECT TO THE CONDITIONS THEREIN MENTIONED OR REFERRED TO AND MORE ESPECIALLY TO THE RESERVATION OF MINERAL RIGHTS

(also known as: PORTION 89 OF THE FARM HONINGKLIP NO. 178, MULDERSDRIFT, GAUTENG)

MAGISTERIAL DISTRICT: MOGALE CITY

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 4 BEDROOMS, 2 BATHROOMS, LOUNGE, KITCHEN, 3 GARAGES, STUDY, STORE ROOM, SWIMMING POOL, OUTBUILDING, GALVANIZED IRON ROOF

Dated at PRETORIA, 2023-08-28.

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: G11667/DBS/N FOORD/CEM.

Case No: 2022/15313

Docex: Docex 7, Port Elizabeth

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and LARRY BILLY HOLMES, First Defendant and REABETSWE MILLICENT HOLMES, Second Defendant**

NOTICE OF SALE IN EXECUTION AND AUCTION: IMMOVABLE PROPERTY

**2023-10-13, 10:00, 182 Progress Road, Lindhaven, Roodepoort**

In pursuance of a judgment dated 22 NOVEMBER 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the sheriff, being Mr FWJ Coetzee or the Deputy on duty at 182 Progress Road, Lindhaven, Roodepoort, by public auction with a court set reserve of R1 237,061.47 on 13 October 2023 at 10h00:

A Unit consisting of-

(a) Section Number 123 as shown and more fully described on Sectional Plan Number SS177/2006, in the scheme known as River Bushwillow in respect of the land and building or buildings situate at WILLOWBROOK EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said Sectional Plan, is 198 (ONE HUNDRED AND NINETY-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. ST7543/2019 and subject to such conditions as set out therein, which property is situated at Door 137, Willowbrook Ext 16, 671 Van Dalen Road, in the Magisterial District of Johannesburg West.

Description of Property: 3 bedrooms, 2 bathrooms, 1 kitchen, 1 dining room, 1 lounge, 1 tv-living room and a garage. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R50,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 2023-09-27.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/1095.

**Case No: 9826/22P**

**Docex: 7, PORT ELIZABETH**

IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, PIETERMARITZBURG)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and SADICK KHAN, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-19, 09:00, 20 Otto Street, Pietermaritzburg**

In pursuance of a judgment dated 5 December 2022 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the sheriff, being A.M. Mzimela or the Deputy on duty, at the sheriff's office 20 Otto Street, Pietermaritzburg, by public auction and with a reserve in the amount of R515 000.00 on Thursday, 19 October 2023 at 09h00:

Erf 5515 Northdale, Registration Division FT, Province of Kwazulu-Natal, in extent 398 (Three Hundred and Ninety-Eight) square metres, Held by Deed of Transfer Number T16708/19 subject to the conditions therein contained, which property is situated at 45 Linum Road, Bombay Heights, Northdale.

MAGISTERIAL DISTRICT: Umgungundlovu Magisterial District

The property is zoned: Residential.

Description of Property: house consisting of 3 Bedrooms, bathroom, kitchen, and lounge. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008  
(<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars
- c) Payment of a Registration Fee of R10,000.00 in cash
- d) Registration Condition.

Dated at GQEBERHA, 2023-09-27.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027217. Fax: 0415852239. Attorney Ref: REATILE SEMANE. Attorney Acct: STA269/1092.

**Case No: 3322/2022**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and GOOD-ENOUGH NKOSINATHI KHUMALO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 08:00, 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 21 JUNE 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 R385 000.00, by the Sheriff of the High Court SOWETO EAST, to the highest bidder.

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

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

ERF 1533 KLIPSPRUIT EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 150 (ONE HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T42419/1998

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 272 ISLAND DRIVE, KLIPSPRUIT, SOWETO, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET & OUTBUILDING: SINGLE GARAGE, STAFF QUARTERS - BEDROOM

Dated at PRETORIA, 2023-08-30.

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: U24652/DBS/N FOORD/CEM.

**Case No: 46952/2020**

**Docex: v**

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

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

NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, THE ACTING SHERIFF'S OFFICE, RANDBURG SOUTH WEST: 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In pursuance of a judgment granted by this Honourable Court on 18 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 R460 000.00, by the Acting Sheriff of the High Court RANDBURG SOUTH WEST, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 20 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS677/1995, IN THE SCHEME KNOWN AS LOS ALAMOS ESTE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NORTHGATE EXTENSION 16 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 68 (SIXTY EIGHT) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST82287/2007 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: SECTION 20 (UNIT 20) LOS ALAMOS ESTE, CORNER OLIVENHOUT AND MONTROSE ROAD, NORTHGATE EXTENSION 16, RANDBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

Dated at PRETORIA, 2023-08-30.

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: G12162/DBS/N FOORD/CEM.

**Case No: 20888/2017**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ELLIOT HLEKISO, 1<sup>st</sup> Defendant and NOKUZOLA HLEKISO, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 12:30, THE SHERIFF'S OFFICE, KHAYELITSHA: 20 SIERRA WAY, MANDALAY, KHAYELITSHA**

In pursuance of judgments granted by this Honourable Court on 22 MARCH 2018 and 9 DECEMBER 2019, a Warrant of Execution issued on 20 FEBRUARY 2020, and an Order in terms of Rule 46A(9)(c) granted on 3 FEBRUARY 2022, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Sheriff of the High Court KHAYELITSHA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KHAYELITSHA: 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 18577 KHAYELITSHA, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

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

HELD BY DEED OF TRANSFER T1285/2003

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN.

SUBJECT TO THE RESERVATION OF GOLD, SILVER AND PRECIOUS STONES IN FAVOUR OF THE STATE.

SUBJECT TO THE RESERVATION OF MINERALS AS SET OUT IN CERTIFICATE OF RIGHTS TO MINERALS K17/2003 IN FAVOUR OF STOCKS & STOCKS CONSTRUCTION HOLDINGS (PROPRIETARY) LIMITED.

(also known as: 4 LUVUYO DRIVE, BONGWENI, KHAYELITSHA, WESTERN CAPE)

MAGISTERIAL DISTRICT: CAPE TOWN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, FAMILY ROOM, 3 BEDROOMS, BATHROOM & COTTAGE: BEDROOM

Dated at PRETORIA, 2023-08-29.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G9938/DBS/N FOORD/CEM.

**Case No: 1447/2016**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and CORNELUS JOHANNES STEPHANUS MARX, 1<sup>st</sup> Defendant and MARIA JOHANNA MARX, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 10:00, THE SHERIFF'S OFFICE, KURUMAN: 46 SCHOOL STREET, KURUMAN**

In pursuance of judgments granted by this Honourable Court on 18 OCTOBER 2016 and 3 JULY 2020, a Warrant of Execution issued on 28 OCTOBER 2020, and an Order in terms of Rule 46A(9)(c) granted on 26 MAY 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court KURUMAN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, KURUMAN: 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 837 KURUMAN, SITUATE IN THE KURUMAN TOWN EXTENSION 2, MUNICIPALITY GA-SEGONYANA, DIVISION KURUMAN, PROVINCE NORTHERN CAPE

IN EXTENT 1 106 (ONE THOUSAND ONE HUNDRED AND SIX) SQUARE METRES

HELD BY DEED OF TRANSFER T2708/1999

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 7 BECHUANA STREET, KURUMAN, NORTHERN CAPE)

MAGISTERIAL DISTRICT: JOHN TAOLO GAETSEWE

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 3 BEDROOMS, BATHROOM & OUTBUILDING: GARAGE, STAFF QUARTERS, STAFF BATHROOM & COTTAGE/FLAT: LOUNGE, KITCHEN, BEDROOM, BATHROOM & OTHER FACILITIES: COVERED PATIO, CARPORT

**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 Deputy Sheriff, Mr. Andre van Huyssteen.

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, 46 School Street, Kuruman, 24 hours prior to the auction.

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

7. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2023-08-24.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S10218/DBS/N FOORD/CEM.

**Case No: 23672/2021**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and GEORGE MULAUDZI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 7 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 R1 050 000.00, by the Sheriff of the High Court PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 1730 FAERIE GLEN EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT: 1039 (ONE THOUSAND AND THIRTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T57787/2010

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

(also known as: 765 PANBULT STREET, FAERIE GLEN EXTENSION 7, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDINGS: 2 DOUBLE GARAGES, STAFF QUARTERS - BEDROOM, BATHROOM & SWIMMING POOL

Dated at PRETORIA, 2023-08-25.

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: U17878/DBS/N FOORD/CEM.

Case No: 2173/2022

Docex: DOCEX 178, PRETORIA

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

**In the matter between: GREENHOUSE FUNDING 4 (RF) LIMITED, Plaintiff and LUCY CLARE MUSSETT,  
Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 14:00, THE ACTING SHERIFF'S OFFICE, RANDBURG SOUTH WEST: 1ST FLOOR, UNIT 7,  
BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In pursuance of a judgment granted by this Honourable Court on 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 R1 700 000.00, by the Acting Sheriff of the High Court RANDBURG SOUTH WEST, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, RANDBURG SOUTH 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 16 DANIEL BRINKPARK TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1983 (ONE THOUSAND NINE HUNDRED AND EIGHTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T7443/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 5 MILNER ROAD, DANIEL BRINKPARK, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed): 4 BEDROOMS, 3 BATHROOMS, KITCHEN, LOUNGE, DINING ROOM

Dated at PRETORIA, 2023-08-25.

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: GH0658/DBS/N FOORD/CEM.

Case No: 86610/2018

Docex: DOCEX 178, PRETORIA

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and RENE ESTELLE SNYDERS N.O. duly appointed EXECUTRIX in the ESTATE OF THE LATE HENRIE DESMOND SNYDERS in terms of Section 13 and 14 of the Administration of Estates Act, No. 66 of 1965 (as amended), 1<sup>st</sup> Defendant AND RENE ESTELLE SNYDERS, I.D.: 670323 0214 08 5, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 11:00, THE SHERIFF'S OFFICE, PRETORIA NORTH EAST: 102 PARKER STREET, RIVIERA,  
PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 24 AUGUST 2021, a Warrant of Execution issued on 13 SEPTEMBER 2021, and an Order in terms of Rule 46A(9)(c) granted on 6 APRIL 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PRETORIA NORTH EAST, to the highest bidder.

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

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

ERF 5148 EERSTERUST EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE

IN EXTENT: 320 (THREE HUNDRED AND TWENTY) SQUARE METRES  
HELD BY DEED OF TRANSFER NO. T19672/1994  
SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO AND ESPECIALLY TO  
THE RESERVATION OF RIGHTS TO MINERALS  
(also known as: 489 WESTSIDE AVENUE, EERSTERUST EXTENSION 6, PRETORIA, GAUTENG)  
MAGISTERIAL DISTRICT: TSHWANE CENTRAL  
ZONING: RESIDENTIAL  
IMPROVEMENTS: (Not Guaranteed): LOUNGE, DINING ROOM, 3 BEDROOMS, KITCHEN, TV ROOM,  
3 BATHROOMS, 3 TOILETS, TILE ROOF WITH BRICK WALLS AND FENCE  
Dated at PRETORIA, 2023-08-24.  
Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: S12395/DBS/N FOORD/CEM.

**Case No: 36212/2021**

**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 KLUB  
SKUKUZA (PROPRIETARY) LIMITED, REGISTRATION NUMBER: 1993/002619/07, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA  
BOPAPE STREET), ARCADIA, PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 31 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 R1 956 347.90, by the Sheriff of the High Court PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET), ARCADIA, PRETORIA, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PRETORIA EAST: 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

REMAINING EXTENT OF ERF 105 EQUESTRIA EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING: 3 510 (THREE THOUSAND FIVE HUNDRED AND TEN) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T59323/1996

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

(also known as: 188 OUKLIPMUUR AVENUE, EQUESTRIA EXTENSION 2, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, STUDY, KITCHEN, SCULLERY, LAUNDRY, 4 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET & OUTBUILDING: 3 GARAGES, STORE ROOM, TWO ROOMS/OFFICE SPACE PLUS A TOILET & OTHER FACILITIES: STORE/GYM, 2 CARPORTS, ENTERTAINMENT AREA WITH A BRAAI AND BUILT-IN BAR, COVERED PATIO, SWIMMING POOL, BOREHOLE, ELECTRIC GATE

Dated at PRETORIA, 2023-08-23.

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: S0678/DBS/N FOORD/CEM.

Case No: 4691/2022

Docex: DOCEX 178, PRETORIA

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

In the matter between: **CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Plaintiff and XOLISILE GOODNESS NKOSI, 1<sup>st</sup> Defendant and DANIEL KOANAITE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 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 17 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 R1 000 000.00, by the Acting Sheriff of the High Court JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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.

PORTION 1 OF ERF 254 LOMBARDY EAST TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 2 024 (TWO THOUSAND AND TWENTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T24530/2012

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 307 CROMWELL ROAD, LOMBARDY EAST, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, LAUNDRY, 3 BEDROOMS, BATHROOM, ENTRANCE HALL & OUTBUILDING: 4 CARPORTS & COTTAGE/FLAT: LOUNGE, DINING ROOM, KITCHEN, BEDROOM, BATHROOM & OTHER FACILITIES: SWIMMING POOL, ELECTRONIC GATE, ALARM SYSTEM, KOI POND

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, 2023-08-25.

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: S13133/DBS/N FOORD/CEM.



Case No: 51690/2019

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 PULE PATRICK RIBISI, 1<sup>st</sup> Defendant and KANYISWA RIBISI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, THE ACTING SHERIFF'S OFFICE, RANDBURG SOUTH WEST: 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

In pursuance of a judgment granted by this Honourable Court on 8 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 R340 000.00, by the Acting Sheriff of the High Court RANDBURG SOUTH WEST, to the highest bidder.

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

A UNIT CONSISTING OF -

(A) SECTION NO. 3 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS110/1984 IN THE SCHEME KNOWN AS DANTHORPE, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, 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 UNDER DEED OF TRANSFER ST72844/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: UNIT 3 DANTHORPE, 32 DUKES AVENUE, WINDSOR, RANDBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, STUDY, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, ENTRANCE HALL & OUTBUILDING: GARAGE

Dated at PRETORIA, 2023-08-22.

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: S13151/DBS/N FOORD/CEM.

Case No: 58821/2020

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and KEKELETSO RODNEY POLETSI, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 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 14 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 R636 696.60, 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 162 WALDRIF TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG  
MEASURING 1 028 (ONE THOUSAND AND TWENTY EIGHT) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T83376/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 24 GABBRO AVENUE, WALDRIF, VEREENIGING, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A DWELLING HOUSE WITH TILED ROOF, 3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, 2  
TOILETS, 2 BATHROOMS AND 2 GARAGES

Dated at PRETORIA, 2023-08-21.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: G12308/DBS/N FOORD/CEM.

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**Case No: 20451/2022**

**Docex: DOCEX 178, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

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

NOTICE OF SALE IN EXECUTION

**2023-10-27, 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 3 OCTOBER 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 R460 000.00, by the Sheriff of the High Court TSHWANE NORTH, to the highest bidder.

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

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

PORTION 4 OF ERF 7385 SOSHANGUVE EAST EXTENSION 5 TOWNSHIP, REGISTRATION  
DIVISION J.R., GAUTENG PROVINCE

IN EXTENT: 180 (ONE HUNDRED AND EIGHTY) SQUARE METRES

HELD BY DEED OF TRANSFER T29979/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 6689 BOHLABA STREET, SOSHANGUVE EAST EXTENSION 5, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE NORTH

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

Dated at PRETORIA, 2023-08-16.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON  
MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012)  
807 3366. Fax: 086 206 8695. Attorney Ref: S14635/DBS/N FOORD/CEM.

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Case No: 2211/2021

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 IAN VAN BOSCH, 1<sup>st</sup> Defendant and LIZZETTE VAN BOSCH, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-27, 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 29 NOVEMBER 2021, a Warrant of Execution issued on 31 JANUARY 2022, and an Order in terms of Rule 46A(9)(c) granted on 25 MAY 2023, the undermentioned immovable property will be sold in execution without reserve 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.

ERF 161 VANDERBIJL PARK CENTRAL WEST NO 2 TOWNSHIP, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE

IN EXTENT: 650 (SIX HUNDRED AND FIFTY) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T22366/2002

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

(also known as: 9 ROENTGEN STREET, VANDERBIJLPARK C W 2, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: SINGLE SEMI-ATTACHED, WALLS: BRICK, ROOF: CORRUGATED IRON, FLOORS: CARPET/TILES, LOUNGE, DINING ROOM, 3 BEDROOMS, BATHROOM, 2 KITCHENS & BATHROOM AND OUTBUILDING: STOREY: SINGLE FREESTANDING, ROOF: CORRUGATED IRON, FLOORS: TILED, BEDROOM, BATHROOM, KITCHEN & CARPORT AND OTHER: BOUNDARY FENCED - PALISADE FENCE

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 R10 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, 2023-08-17.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S11803/DBS/N FOORD/CEM.

Case No: 21031/2020

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 CHIKE  
AYODELE IGWEGBE, 1<sup>st</sup> Defendant and DAMARIS RHAINAH IGWEGBE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-27, 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 8 JUNE 2021, a Warrant of Execution issued on 19 AUGUST 2021, and an Order in terms of Rule 46A(9)(c) granted on 21 APRIL 2023, the undermentioned immovable property will be sold in execution without reserve 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.

A UNIT CONSISTING OF -

(A) SECTION NO. 20 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS302/1992 IN THE SCHEME KNOWN AS BOULEVARD COURT, IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT VANDERBIJL PARK TOWNSHIP, IN THE EMFULENI LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 71 (SEVENTY ONE) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER ST80078/2003 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

(also known as: 305 BOULEVARD COURT, 18 FRIKKIE MEYER BOULEVARD, VANDERBIJLPARK, GAUTENG)

MAGISTERIAL DISTRICT: EMFULENI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM &  
OUTBUILDING: GARAGE

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the 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 R10 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, 2023-08-18.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: S13471/DBS/N FOORD/CEM.

Case No: 2023 / 21247

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: The Body Corporate of Morningside Place, Plaintiff and Eukeria Chiwara, 1<sup>st</sup> Defendant, Standard Bank of South Africa Limited, 2<sup>nd</sup> Defendant and City of Johannesburg, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 09h00, Sheriff Sandton South, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

A unit consisting of

(a) SECTION TITLE UNIT 16, IN THE SECTIONAL SCHEME KNOWN AS MORNINGSIDE PLACE, REGISTRATION DIVISION, I.R., PROVINCE OF GAUTENG in respect of the land and building or buildings situated at UNIT 16, MORNINGSIDE PLACE, 11 1st AVENUE, MORNINGSIDE, SANDTON, measuring in extent of 92 SQUARE METRES in extent and

IN EXTENT: 92 SQUARE METRES;

HELD BY: Deed of Transfer No. ST 83137 / 2010 and subject to the conditions contained therein.

MORE specifically known as UNIT 16, MORNINGSIDE PLACE, 11 1st AVENUE, MORNINGSIDE, SANDTON.

Property Description: The premises is in a complex. 1 x Lounge area, 1 x Dining room area, 3 x Bedrooms, 1 x Kitchen, 1 x Bathroom consisting of a shower and a toilet, 1 x Guest toilet. The main building is a single storey with brick walls, tiled roofing and tiled flooring within the interior or the premises.

The terms are as follows \_

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

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

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

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

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

RULES OF AUCTION -

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

TAKE FURTHER NOTE THAT -

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

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

3 a Registration Fee of R50, 000.00 (Fifty Thousand Rand) is payable by electronic funds transfer before sale;

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

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

Dated at Edenvale, 2023-09-19.

Attorneys for Plaintiff(s): De Pinho Attorneys, 20A Mare Road, Edenvale. Telephone: 0110579933.  
Attorney Ref: 380 - 100815.

Case No: 1496/2020

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and DANIEL BIERMAN - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 11:00, The Sheriff's Office, 63 RENNIE AVENUE, SUNDRA, VICTOR KHAYNE**

DESCRIPTION:

ERF 308 ELOFF TOWNSHIP / REGISTRATION DIVISION I.R., PROVINCE OF MPUMALANGA / MEASURING 991 (NINE HUNDRED AND NINETY ONE) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T8442/2010 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 308 TAYLOR STREET, ELOFF.

A residential property :

MAIN DWELLING : 1 X ENTRANCE HALL / 1 X LOUNGE / 1 X FAMILY ROOM / 1 X DINING ROOM / 1 X KITCHEN / 3 X BEDROOMS / 2 X BATHROOMS / 1 X SHOWER / 2 X WC / 1 X DRESSING ROOM / 4 X CARPORTS.

SECOND DWELLING: 1 X LOUNGE / 1 X KITCHEN / 1 X PANTRY / 1 X SCULLERY / 1 X BEDROOM.

- Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R150 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, 63 RENNIE AVENUE, SUNDRA, VICTOR KHAYNE. / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff, AC van Rooyen, 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, 2023-09-13.

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 / FB0095.

Case No: 852/2022

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and QUINTON GEORGE HORSLEY - 1ST EXECUTION DEBTOR and CLARISSA CEYLONIA HORSLEY - 2ND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

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

DESCRIPTION:

PORTION 66 OF ERF 438 TERRA NOVA, EXTENSION 1, TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 162 (ONE HUNDRED AND SIXTY TWO) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T9563/2014 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 8 SABIE ROAD, TERRA NOVA, EXTENSION 1.

Main dwelling - residential home: 1 X lounge / 1 X kitchen / 2 X bedrooms / 1 X bathroom / 1 X wc / 1 X out garage - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R600 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, 2023-08-15.

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 / FH0035.

**Case No: 72695/2015**

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

**In the matter between: FIRST RAND BANK LIMITED - EXECUTION CREDITOR and JOSIAH LULU KUMALO - EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2023-10-25, 10:00, The Sheriff's Office, 25 Pringle Street, Secunda**

DESCRIPTION:

ERF 4463 SECUNDA, EXTENSION 9, TOWNSHIP / REGISTRATION DIVISION I.S., PROVINCE OF MPUMALANGA / MEASURING 964 (NINE HUNDRED AND SIXTY FOUR) SQUARE METRES/ HELD UNDER DEED OF TRANSFER T54886/06 /SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN ("the mortgaged property") / The physical address is: 35 STEENKOOLSPRUIT STREET, SECUNDA, EXTENSION 9.

Main dwelling - residential home: 1 X entrance hall / 1 X lounge / 1 X dining room / 1 x kitchen / 3 X bedrooms / 1 X bathroom / 1 X shower / 2 X wx / 4 X carport

Second dwelling - 1 X lounge / 1 X kitchen / 1 X bedroom / 1 X shower / 1 X wc / 1 X carport - Nothing in this regard is guaranteed. 1. The sale shall be subject to a reserve price in the amount of R1 103 600.00. / 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, 2023-08-15.

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 / FK0029.

Case No: 46883/2022

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

**In the matter between: WATERFIELD PARK BODY CORPORATE - Judgment Creditor and BEKANI SAMUEL NSIBANYONI - 1st Judgment Debtor, REGINA FIKILE NSIBANYONI - 2nd Judgment Debtor, NEDBANK LTD - 3rd Judgment Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 4th Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 09:00, Acting Sheriff Johannesburg East - 21 Hubert Street, Westgate, Johannesburg.**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 24th March 2023, the property listed below will be sold in execution by the Acting Sheriff Johannesburg East, on the 25th of October 2023 at Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, at 09:00 to the highest bidder.

PROPERTY:

1. Section no. 27, in the scheme known as WATERFIELD PARK, WITH SCHEME NUMBER SS148/1996, under Title Deed ST28404/2007 which is better known as UNIT 27, WATERFIELD PARK, 187 ADELAIDE ROAD, LINMEYER, JOHANNESBURG in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 64 (Sixty-Four square metres) sqm. in extent; and

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

3. Held by Deed of Transfer ST28404/2007

ALSO KNOWN AS: UNIT 27, WATERFIELD PARK, 187 ADELAIDE ROAD, LINMEYER, JOHANNESBURG.

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

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

THE CONDITIONS OF SALE

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

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

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

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

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

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

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

The purchaser shall pay the Sheriff a deposit of 10 per cent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale.

The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the Sheriff within \_\_\_\_\_ days after the sale.

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

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

Dated at Roodepoort, 2023-08-15.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: WAT5/0004.



Case No: 12493/2022

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and IVAN JACOB TAYLOR, Identity Number 7209285192084 (First Defendant) and CHARLENE NATASHA TAYLOR, Identity Number: 8505050180082 (Second Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 12:00, AT THE PREMISES KNOWN AS 20 PINEWOOD AVENUE, DELFT**

1. Property: 20 Pinewood Avenue, Delft
2. Domicile: 129 47th Street, Eureka Estate
3. Residential: 20 Pinewood Avenue, Delft

In execution of a judgment of the above honourable court dated 12 MAY 2023, the undermentioned immovable property will be sold in execution on THURSDAY 26 OCTOBER 2023 at 12:00 at the PREMISES known as 20 PINEWOOD AVENUE, DELFT

ERF 2076 DELFT, in the Municipality of City of Cape Town, Division Cape, Western Cape Province;

In Extent: 269 square metres

Held by Deed of Transfer No T36014/2013

ALSO KNOWN AS: 20 Pinewood Avenue, Delft

## CONDITIONS OF SALE:

1. The sale is subject to:
    - 1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).
    - 1.2 All bidders are required to present their identity documents together with their proof of residence for FICA compliance.
    - 1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.
  2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.
  3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

Dwelling consisting of asbestos roof, brick plastered walls, 2/3 bedrooms, bathroom/toilet, kitchen, lounge, burglar bars, safety gates, vibrecrete.
  4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, BELLVILLE HIGH and at the offices of the undersigned.
  5. Advertising costs at current publication rates and sale costs according to court rules apply.
  6. A reserve price of R364 424.00
- Dated at Tyger Valley, 2023-09-07.
- Attorneys for Plaintiff(s): Marais Müller Hendricks Inc, 1st Floor, Tygerforum A, 53 Willie van Schoor Drive, TYGER VALLEY. Telephone: (021) 943 5800. Attorney Ref: GM de wet.

Case No: 18351/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and MASANDISWE BUSAKWE, Identity Number 8703100958082 (Defendant)**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 10:00, AT THE PREMISES OF SHERIFF KUILSRIVER SOUTH known as 23 LANGVERWACHT ROAD, KLIPDAM, KUILSRIVER**

1. Property: 33 Santer Crescent, Hagley
2. Domicile: 208 Vue De La Rive, Tygerfalls Boulevard, Bellville
3. Residential: 33 Santer Crescent, Hagley

In execution of a judgment of the above honourable court dated 3 October 2022, the undermentioned immovable property will be sold in execution on THURSDAY 26 OCTOBER 2023 at 10:00 at the PREMISES OF SHERIFF KUILSRIVER SOUTH

ERF 3528 Hagley, situate in the of City of Cape Town, Stellenbosch Division, Province of Western Cape;  
In Extent: 253 square metres

Held by Deed of Transfer No T42354/2010

ALSO KNOWN AS: 33 Santer Crescent, Hagley

CONDITIONS OF SALE:

1. The sale is subject to:

1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).

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

1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

BRICK PLASTERED, 3 BEDROOM DWELLING, WITH A CARPORT.

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, KUILSRIVER SOUTH and at the offices of the undersigned.

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

6. A reserve price of R700 000.00

Dated at Tyger Valley, 2023-09-11.

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

**Case No: 18323/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and GAVIN FRANKLIN BRUINJIES, Identity Number 6701045177083 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, AT THE SHERIFF'S OFFICE OF SHERIFF VREDENBURG AT 4 DORP STREET, VREDENBURG**

1. Property: Erf 2719, 20 Rocket Crescent, St Helena Bay

2. Domicile: 1 Wolseley Street, Panorama

3. Residential: 1 Wolseley Street, Panorama

In execution of a judgment of the above honourable court dated 24 JANUARY 2022, the undermentioned immovable property will be sold in execution on WEDNESDAY 25 OCTOBER 2023 at 10:00 at the SHERIFF'S OFFICE known as 4 DORP STREET, VREDENBURG

ERF 2719 ST HELENA BAY, in the Municipality of Saldanha Bay, Division Malmesbury, Western Cape Province;

In Extent: 1384 square metres

Held by Deed of Transfer No T78082/2005 and T8534/2017

ALSO KNOWN AS: 20 ROCKET CRESCENT, ST HELENA BAY

CONDITIONS OF SALE:

1. The sale is subject to:

1.1 The sale is conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, 68 of 2008 (as amended).

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

1.3 Payment of registration fee of R10,000.00 (refundable) in cash or bank guaranteed cheque.

2. One-tenth of the purchase price shall be paid immediately after the property is declared to be sold and the balance of the purchase price together with interest thereon to be paid against registration of transfer.

3. The following improvements have been made to the property (although nothing is guaranteed in this regard). A residential dwelling comprising out of:

vacant erf

4. The conditions of sale will be read at the sale and lies for inspection at the offices of the Sheriff of the High Court, VREDENBURG and at the offices of the undersigned.

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

6. A reserve price of R0.00.

Dated at Tyger Valley, 2023-09-08.

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

**Case No: 774/2020**

IN THE MAGISTRATE'S COURT FOR

(The District of Cape Town Sub District Strand held at Strand)

**In the matter between: SOTERIA ESTATE BODY CORPORATE, Plaintiff and JAMES GRANVILLE LEWIS, 1<sup>st</sup> Defendant and AMELIA ROZEL LEWIS, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-18, 11:00, The Sheriff's Office, 120 Main Road, Strand, 7140.**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF CAPE TOWN SUB DISTRICT STRAND  
HELD AT STRAND

**In the matter between Soteria Estate Body Corporate (Plaintiff) and JAMES GRANVILLE LEWIS (First Defendant) & AMELIA ROZEL LEWIS (Second Defendant)**

Notice of Sale in Execution

**2023/10/18, 120 Main Road, Strand, 7140 being the office of the Sheriff, Strand**

In pursuance of a Judgment granted by this Honourable Court on 14 September 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution by the Sheriff of the Magistrate's Court, Strand, to the highest bidder, at The Sheriff's Office, 120 Main Road, Strand, 7140 at 11h00 on 18 October 2023.

Full Conditions of Sale may be inspected at the offices of the Sheriff, 120 Main Road, Strand, 7140 : whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

Discription:

SCHEME NAME: SOTERIA ESTATE

SCHEME NUMBER: 820/2007

PROPERTY TYPE: UNIT

UNIT NUMBER: 306

DOOR NUMBER: 1318

Held by Title Deed: ST7746/2016

SIZE: 59 (FIFTY NINE) SQUARE METERS

LAYOUT: 2X BEDROOM ; 1 X BATHROOM

SITUATED AT: SOTERIA ESTATE, CHICAGO AVENUE, STRAND, 7140.

MUNICIPALITY: CITY OF CAPE TOWN

PROVINCE: WESTERN CAPE

Dated at SOMERSET WEST, 2023-09-28.

Attorneys for Plaintiff(s): Malan Lourens Viljoen Inc., 9B Gardner Williams Avenue, Paardevelei, Cape Town, 7130. Telephone: 021 853 1535. Attorney Ref: SC0015. Attorney Acct: Malan Lourens Viljoen Inc, First National Bank, account no: 538 000 138 14, branch code: 200612.

Case No: 45440/2021

Docex: 111

IN THE MAGISTRATE'S COURT FOR  
(TSHWANE CENTRAL HELD AT PRETORIA)

In the matter between: **THE BODY CORPORATE OF CLARA-BEREA, Plaintiff and MNCEDIDI MELUSI NYANDENI N.O. (Identity Number: 930810 6223 082) (In his capacity as Executor of Estate Late: Nomakwezi Ganya), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 10:00, SHERIFF PRETORIA CENTRAL, 0003 GROUND FLOOR, 246 PAUL KRUGER STREET, PROTEA TOWERS BUILDING**

DEEDS OFFICE DESCRIPTION:

A Unit Consisting of

a) Section No 39 as shown and more fully described on Sectional Plan No. SS349/1985 in the scheme known as CLARA-BEREA in respect of the land and building or buildings situated at ERF 3309 PRETORIA TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which the floor area, according to the said sectional plan, is 46 (forty six) square metres in extent; and

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

Held by Deed of Transfer No: ST93845/2004

Street Address: UNIT 39, DOOR 403 CLARA-BEREA, CLARA BEREA STREET, BERE, PRETORIA

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: (not guaranteed)

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

A main residential dwelling consisting of:

1 X 1 KITCHEN, 1 X 1 DINING ROOM (OPEN PLAN), 1 X 1 BEDROOM, 1 X 1 BATHROOM, 1 X 1 SMALL OPEN BALCONY AND 1X1 COVER PARKING BAY

NO warranties are given with regard to the description, extent and /or improvements of the property.

The Conditions of Sale may be inspected at SHERIFF PRETORIA CENTRAL, 0003 GROUND FLOOR, 246 PAUL KRUGER STREET, PROTEA TOWERS BUILDING.

The sale shall be by public auction without reserve to the highest bidder and the sale shall be subjected to the terms and conditions of the Magistrate's Court Act, Act No. 32 of 1944, as amended and the rules made there under.

Dated at PRETORIA, 2023-09-04.

Attorneys for Plaintiff(s): EY STUART INCORPORATED, SUITE 201, WATERKLOOF GARDENS, 270 MAIN STREET, BROOKLYN. Telephone: 0123462302. Fax: 0123462918. Attorney Ref: DEB16590/Q BADENHORST/do.

Case No: 2020-26698

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 14h00, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

AUCTION NOTICE

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

CASE NO: 2020-26698

In the matter between: **THE BODY CORPORATE OF LETABA FLATS (SS NO. 25/1975) (PLAINTIFF) AND RAMAKUWELA, PHATHUTSHEDZO LORDWICK (Identity Number: 920917 6508 08 1) (FIRST DEFENDANT) AND CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (SECOND DEFENDANT)**

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

**26th day of October 2023, the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

In pursuance of a judgment and Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held without/with reserve at the office of the acting Sheriff Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Johannesburg on 26th day of October 2023 at 14h00, to the highest bidder.

Full conditions of sale can be inspected at the office of the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Johannesburg as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 25 in the scheme known as Letaba Flats with Scheme Number SS25/1975, under Title Deed ST5866/2017, situated Unit 25, Letaba Flats, Queens Avenue, Windsor East, Randburg, City of Johannesburg, Gauteng Province, measuring 55.000 sqm (FIFTY FIVE SQUARE METRES).

Held by Deed of Transfer Number ST5866/2017. 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 25, Letaba Flats, Queens Avenue, Windsor East, Randburg, City of Johannesburg, Gauteng Province, measuring 55.000 sqm (FIFTY-FIVE SQUARE METRES).

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

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Randburg South West, First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg. The acting Sheriff Randburg South West will conduct the sale.

Registration as of buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the consumer protection act 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>) (b) Fica-legislation - proof of identity and address particulars (c) Payment of a registration fee - cash (d) Registration conditions (e) You are further required in terms of Rule 46(5)(a) of the Uniform Rules of Court to provide the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg with your reserve price, if any, in pursuance to this sale in execution.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff Randburg South West at First Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Randburg. Attorneys for the Plaintiff(s) Du Toit Burger Attorneys Incorporated, AMR Office Park 3, 9 Concorde East Road, Bedfordview, Johannesburg

Dated at Johannesburg, 2023-09-28.

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

**Case No: 2022/17044**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O, Plaintiff and NGWENYA, PETER, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 09H00, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG

**CASE NO: 17044/2022**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND NGWENYA, PETER (Identity Number: 720425 6058 08 3) (FIRST DEFENDANT), 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****25th day of October 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 25th day of October 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 as above and will also be read out prior to the sale. No warranties are given with regards to the description and/or improvements.

Description: Unit 52, Door 401 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST18320/2017, situated Unit 52, Door 401, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 103.000 sqm (ONE HUNDRED AND THREE SQUARE METRES).

Held by Deed of Transfer Number ST18320/2017. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota endorsed on the said sectional plan; better known as Unit 52, Door 401, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 103.000 sqm (ONE HUNDRED AND THREE SQUARE METRES).

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

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the Sheriff Johannesburg 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/OAK0027

Dated at Johannesburg, 2023-09-28.

Attorneys for Plaintiff(s): DTB ATTORNEYS, AMR Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0052.

**Case No: 2022/17294**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O, Plaintiff and MONYETHABENG, MATHANZIMA KAIZER & OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2022-10-25, 09H00, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg**

AUCTION NOTICE

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION) JOHANNESBURG



**CASE NO: 2022-17294**

**In the matter between: CONFIANCE ADMINISTRATIVE SOLUTIONS N.O. (PLAINTIFF) AND MONYETHABENG, MATHANZIMA KAIZER (Identity Number: 641110 5860 08 7) (FIRST DEFENDANT) MONYETHABENG, JEANETH DITHAPELO (Identity Number: 750214 0796 08 5)(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**

**25th day of October 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 25th day of October 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 33, Door 307 in the scheme known as Oak Mansions with Scheme Number SS26/1982, under Title Deed ST82887/2004, situated Unit 33, Door 307, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 73.000 sqm (SEVENTY-THREE SQUARE METERS).

Held by Deed of Transfer Number ST82887/2004. 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 33, Door 307, Oak Mansions, 14 Saunders Street, Yeoville, City of Johannesburg, Gauteng Province, measuring 73.000 sqm (SEVENTY-THREE SQUARE METERS).

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

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

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

3. The rules of auction are available 24 hours prior to auction at the offices of the acting Sheriff Johannesburg East, 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, TelephAK0033.

Dated at Johannesburg, 2023-09-28.

Attorneys for Plaintiff(s): DTB ATTORNEYS, AMR Building 3, 9 Concorde East Road, Bedfordview, 2018. Telephone: 010 010 8220. Attorney Ref: N ENGELBRECHT/ddp/OAK0033.

**Case No: 798/2022****Docex: Docex 4, Bloemfontein**

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

**In the matter between: ABSA BANK LIMITED (Registration number: 1986/004794/06), PLAINTIFF and JAN DIRK ZAAIMAN (IDENTITY NUMBER: 651031 5002 081), 1st DEFENDANT and MICHELLE ZAAIMAN (IDENTITY NUMBER: 690613 0024 088), 2nd DEFENDANT**

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

**2023-10-13, 11h00, OFFICE OF THE SHERIFF, 22 DE WET STREET, REITZ****PROPERTY DESCRIPTION:**

1.

CERTAIN: ERF 266 REITZ, DISTRICT REITZ, PROVINCE FREE STATE.

IN EXTENT: 833 (EIGHT THREE THREE) SQUARE METRES

HELD BY: DEED OF TRANSFER NUMBER T13797/1993.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (hereafter referred to as "The Property")

KNOWN AS: 33 PAVER STREET, REITZ, PROVINCE FREE STATE.

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

4 BEDROOMS; 2 BATHROOMS; 1 STUDY ROOM; 1 SUN ROOM; 1 LOUNGE / DINING ROOM; 1 KITCHEN; 1 SCULLERY; OUTBUILDINGS : 1 DOUBLE GARAGE;

2.

CERTAIN: ERF 268 REITZ, DISTRICT REITZ, PROVINCE FREE STATE.

IN EXTENT: 833 (EIGHT THREE THREE) SQUARE METRES

HELD BY: DEED OF TRANSFER NUMBER T13797/1993.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED. (hereafter referred to as "The Property")

KNOWN AS: 33 PAVER STREET, REITZ, PROVINCE FREE STATE.

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

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

**TAKE FURTHER NOTICE:**

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

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

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

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

3.2 Payment of registration fees.

3.3 Registration conditions.

3.4 Registration amount R10 000.00;

3.5 The offices of THE SHERIFF REITZ, AT 22 DE WET STREET, REITZ, WITH AUCTIONEER WF MINNIE will conduct the sale;

3.6 Advertising costs at current publication tariffs &amp; 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 REITZ, AT THE OFFICE OF THE SHERIFF, 22 DE WET STREET, REITZ, WITH AUCTIONEER WF MINNIE who will conduct the sale;

Dated at BLOEMFONTEIN, 2023-07-28.

Attorneys for Plaintiff(s): EG Cooper Majiedt Incorporated, 17 Third Avenue, Westdene, Bloemfontein. Telephone: 051 447 3374. Fax: 086 602 1050. Attorney Ref: LK/AK4451. Attorney Acct: 01001191566.

**Case No: 59/2019****Docex: DOCEX 21, PORT ELIZABETH**

IN THE MAGISTRATE'S COURT FOR

(DISTRICT OF STUTTERHEIM HELD AT STUTTERHEIM)

**In the matter between: D R SAUNDERS / LIKHANYE FAMILY TRUST & 3 OTHERS, Plaintiffs and  
LIKHANYE FAMILY TRUST & 3 OTHERS, Defendants**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, Magistrate's Court Stutterheim, 23 Dragoon Street, Stutterheim**

In pursuance of a Judgment of the above Honourable Court dated 1st December 2021 and the Warrant of Execution dated 11th May 2023, the following property will be sold voetstoots, in execution subject to a reserve

price of R475 000.00, to the highest bidder on THURSDAY the 26TH OCTOBER 2023 at 10H00 at STUTTERHEIM MAGISTRATE'S COURT, 23 DRAGOON STREET, STUTTERHEIM:

FARM CESTRUM NO. 420 IN EXTENT 28,9674 HECTARES; and

FARM CELOSIA NO. 421 IN EXTENT 32,0956 HECTARES;

AMAHLATHI LOCAL MUNICIPALITY, SITUATED IN THE DIVISION OF STUTTERHEIM, PROVINCE OF THE EASTERN CAPE

Held by Title Deed No. T5092/2014

Magisterial District of STUTTERHEIM

The following improvements on the property are reported, though in this respect nothing is guaranteed:

Open plan lounge, kitchen and dining room, 2 bedrooms with built in cupboards, 1 bathroom with bath, shower and wash basin, tiled floors throughout house, small workshop, outside toilet and tiled roof.

The full Conditions of Sale may be inspected prior to the date of sale at the office of the Sheriff for the Magistrate's Court, 23 Dragoon Street, Stutterheim.

Material conditions of sale:

The purchase price will be payable by means of a deposit of 10% and the balance against transfer to be secured by a bank guarantee, to be approved by the Execution Creditor's attorney, to be furnished within twenty one (21) days of the date of the sale.

The Purchaser shall pay the following Sheriff's commission on the date of sale:

·6% of the first R100 000.00 of the proceeds of the sale; and

·3.5% on R100 001.00 to R400 000.00; and

·15% 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.

Dated at STUTTERHEIM, 2023-09-11.

Attorneys for Plaintiff(s): ELLIOTTS ATTORNEYS, 55 MURRAY STREET, STUTTERHEIM, 4930. Telephone: 043-6831300. Fax: 043-6831759. Attorney Ref: I ANDREWS/ek/IA01347.

**Case No: 83374/2019**

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 PHUTI VINCENT MPAI (IDENTITY NUMBER: 840508 5509 08 4), 1<sup>st</sup> Defendant and NARE EMISSION MPAI (IDENTITY NUMBER: 640503 0481 08 4), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 10:00, Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein**

In pursuance of a judgment and warrant granted on 26 March 2020 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 October 2023 at 10:00 by the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein to the highest bidder:- CERTAIN: HOLDING 12 VLEIKOP AGRICULTURAL HOLDING, SITUATED: 12 VLEIKOP, VLEIKOP AH, RANDFONTEIN, MAGISTERIAL DISTRICT: RANDFONTEIN, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 2, 0234 (TWO COMMA ZERO TWO THREE FOUR) HECTARES. 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, 4 X BEDROOMS, 2 X BATHROOMS, 1 X DINING ROOM, 1 X LOUNGE, 1 X KITCHEN, 2 X GARAGES, OTHER: BORE - HOLE, IRRIGATION WITH BRICK FENCING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 8 December 2020 and prepared by the Deputy Sheriff of the office of the Sheriff Randfontein: Confidence Nakene. Access was gained to the property when the valuation was conducted.) HELD by the EXECUTION DEBTORS, PHUTI VINCENT MPAI (IDENTITY NUMBER: 840508 5509 08 4) and NARE EMISSION MPAI (IDENTITY NUMBER: 640503 0481 08 4), under their names under Deed of Transfer No. T71519/2007. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001, TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: ejacobs@lgr.co.za, REF. sz/elzanne jacobs/IB001300

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001300.

**Case No: 83374/2019**

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 PHUTI VINCENT MPAI (IDENTITY NUMBER: 840508 5509 08 4), 1<sup>st</sup> Defendant and NARE EMISSION MPAI (IDENTITY NUMBER: 640503 0481 08 4), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 10:00, Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein**

In pursuance of a judgment and warrant granted on 26 March 2020 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 October 2023 at 10:00 by the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein to the highest bidder:- CERTAIN: HOLDING 12 VLEIKOP AGRICULTURAL HOLDING, SITUATED: 12 VLEIKOP, VLEIKOP AH, RANDFONTEIN, MAGISTERIAL DISTRICT: RANDFONTEIN, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 2, 0234 (TWO COMMA ZERO TWO THREE FOUR) HECTARES. 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, 4 X BEDROOMS, 2 X BATHROOMS, 1 X DINING ROOM, 1 X LOUNGE, 1 X KITCHEN, 2 X GARAGES, OTHER: BORE - HOLE, IRRIGATION WITH BRICK FENCING. (The afore going inventory is borne out by an Improvement Report in respect of the property dated 8 December 2020 and prepared by the Deputy Sheriff of the office of the Sheriff Randfontein: Confidence Nakene. Access was gained to the property when the valuation was conducted.) HELD by the EXECUTION DEBTORS, PHUTI VINCENT MPAI (IDENTITY NUMBER: 840508 5509 08 4) and NARE EMISSION MPAI (IDENTITY NUMBER: 640503 0481 08 4), under their names under Deed of Transfer No. T71519/2007. The full conditions may be inspected at the offices of the Sheriff of the High Court, Sheriff Randfontein at 19 Pollock Street, Randfontein. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001, TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: ejacobs@lgr.co.za, REF. sz/elzanne jacobs/IB001300

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001300.

**Case No: 14943/2022**

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 MAX PHELANI KHOBANI (IDENTITY NUMBER: 630509 5419 08 8), 1<sup>st</sup> Defendant and AZWINDINI ASNATH KHOBANI (IDENTITY NUMBER: 730129 0789 08 5), Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 08:00, Sheriff of the High Court, Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking)**

In pursuance of a judgment and warrant granted on 27 January 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 October 2023 at 08:00 by the Sheriff of the High Court Sheriff Bo Khumalo / Ke Meso at No 5 2nd Avenue, Corner of Station Road, Armadale (known as viking) to the highest bidder:- CERTAIN: ERF 2236 LENASIA SOUTH TOWNSHIP, SITUATED: 11 TULIP ROAD, LENASIA SOUTH, 1829, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, REGISTRATION DIVISION: I.Q., PROVINCE OF GAUTENG, MEASURING: 600 (SIX HUNDRED) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist

of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN DWELLING: 1 X LOUNGE (ESTIMATED), 1 X DINING ROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), 4 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OUTBUILDING: 1 X GARAGE (ESTIMATED), FLATLET: 1 X BEDROOM (ESTIMATED), 1 X BATHROOM (ESTIMATED), 1 X KITCHEN (ESTIMATED), OTHER: WALLS (EXTERIOR): PLASTER, WALLS (INTERIOR): PLASTER, ROOF COVERING: TILES. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property prepared by a Professional Associated Valuer - Brian Leslie Butler dated 1 March 2023. The valuer was unable to gain access to the property when the valuation was conducted, and the inventory compiled.) HELD by the EXECUTION DEBTORS, MAX PHELANI KHOBANI, with Identity Number: 630509 5419 08 8 and AZWINDINI ASNATH KHOBANI with Identity Number: 730129 0789 08 5 under their names under Deed of Transfer No. T46460/2007. 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/IB002193

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002193.

**Case No: 14946/2022**

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 BAAGI ENVIRONMENTAL CONSULTANCY CC (REGISTRATION NUMBER: 2005/128832/23), 1<sup>st</sup> Defendant and NGWAKO LORDWICK MAKHURA (IDENTITY NUMBER: 820220 5586 08 8), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-17, 10:00, Sheriff of the High Court, Sheriff Pretoria South East at 1281 Church Street, Hatfield**

In pursuance of a judgment and warrant granted on 21 September 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 17 October 2023 at 10:00 by the Sheriff of the High Court, Sheriff Pretoria South East at 1281 Church Street, Hatfield to the highest bidder:- CERTAIN: ERF 158 WATERKLOOF GLEN TOWNSHIP, SITUATED: 434 LOIS AVENUE, WATERKLOOF GLEN, 0001, MAGISTERIAL DISTRICT: TSHWANE CENTRAL, REGISTRATION DIVISION: J.R. PROVINCE OF GAUTENG, MEASURING: 2066 (TWO THOUSAND AND SIXTY 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. An internal improvements report could not be confirmed, as the inspector was denied access to the property when the valuation was conducted. (The afore going inventory is borne out by a Valuation Report in respect of the property dated 8 April 2022 and prepared by a Professional Valuer: Ilse Botha. Access was not gained to the property when the inventory was compiled as the inspector was denied access to the property.) HELD by the FIRST EXECUTION DEBTOR, BAAGI ENVIRONMENTAL CONSULTANCY CC (REGISTRATION NUMBER: 2005/128832/23) under their names under Deed of Transfer No. T27583/2014. Perusal of the conditions of sale at the office of the Sheriff of the High Court, Sheriff Pretoria South East, during office hours at 1281 Church Street, Hatfield, Pretoria. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4707, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za. REF. SZ/ELZANNE JACOBS/IL000011.

Dated at PRETORIA, 2023-09-28.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IL000011.



Case No: 7472/2020

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 SAMORA SANDILE MAYEKI (IDENTITY NUMBER: 851110 5784 08 4) and KULANI NADINE MAYEKI (IDENTITY NUMBER: 860610 0501 08 5), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-19, 10:00, Sheriff of the High Court Sheriff Kempton Park North / Tembisa at 5 Anemoon Street, Glen Marais Extension 1**

In pursuance of a judgment and warrant granted on 11 October 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 19 October 2023 at 10:00 by the Sheriff of the High Court Sheriff Kempton Park North / Tembisa at 5 Anemoon Street, Glen Marais Extension 1 to the highest bidder: CERTAIN: PORTION 14 OF ERF 356 ESTHERPARK EXTENSION 1 TOWNSHIP, SITUATED: 2C CAMWOOD STREET, ESTHERPARK, EXTENSION 1, MAGISTERIAL DISTRICT: EKURHULENI NORTH, REGISTRATION DIVISION: I.R, GAUTENG PROVINCE, MEASURING: 524 (FIVE HUNDRED AND TWENTY-FOUR) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 3 X BEDROOMS (ESTIMATED), 2 X BATHROOMS (ESTIMATED), OTHER: ROOF TYPE: PITCH TILE, WALLING: PLASTER AND PAINT. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 29 September 2022 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 EXECUTION DEBTORS, SAMORA SANDILE MAYEKI (IDENTITY NUMBER: 851110 5784 08 4) and KULANI NADINE MAYEKI (IDENTITY NUMBER: 860610 0501 08 5), under their names under Deed of Transfer No. T86412/2013. 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 4727, E-MAIL: szuma@lgr.co.za, REF. SZ/EJ/IB000716

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB000716.

Case No: 39832/2019

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 ERIC KISOLOKELE WAKU (BORN ON 20 SEPTEMBER 1967), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-24, 09:00, Sheriff of the High Court, Sheriff Sandton South at Unit B6 Lanzerac Office Park, 22 Old Pretoria Road, Halfway House, Midrand**

In pursuance of a judgment and warrant granted on 13 April 2021 and 28 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 24 October 2023 at 09:00 by the Sheriff of the High Court, Sheriff Sandton South at Unit B6 Lanzerac Office Park, 22 Old Pretoria Road, Halfway House, Midrand to the highest bidder subject to a reserve price of R 1 000 000.00:- CERTAIN: 1) A unit consisting of- Section No 43 as shown and more fully described on Sectional Plan No.SS260/1997, in the scheme known as COURT ST JAMES in respect of the land and building or buildings situate at MORNINGSIDE EXTENSION 10 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 104 (One Hundred and Four) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. ST 39309/2007. SITUATED: 2 LONGDON AVENUE, 43 COURT ST JAMES, MORNINGSIDE EXTENSION 10, SANDTON, 2057, MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists



of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: MAIN BUILDING: 1 X ENTRANCE (ESTIMATE), 1 X LOUNGE (ESTIMATE), 1 X DINING ROOM (ESTIMATE), 1 X KITCHEN (ESTIMATE), 2 X BEDROOMS (ESTIMATE), 1 X BATHROOM (ESTIMATE), 1 X WATER CLOSET (ESTIMATE), OUTBUILDING: 1 X CARPORT (ESTIMATE). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 1 August 2023 and prepared by the Professional Associated Valuers: Derek Gabriels and William Liversage. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION DEBTOR, ERIC KISOLEKELE WAKU (BORN ON 20 SEPTEMBER 1967) under his name under Deed of Transfer No. ST39309/2007. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB001422

Dated at Pretoria, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001422.

**Case No: 2020/3904**

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 LUCKYNTON ZULU AND ASSOCIATES CC, First Defendant and ZULU, LUCKYNTON, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-23, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 20 JULY 2022, a sale will be held at the office of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on 23 OCTOBER 2023 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON. A Unit consisting of - (a) Section No. 167 as shown and more fully described on Sectional Plan No. SS26/2016, in the scheme known as ASHANTI VILLAS in respect of the land and building or buildings situate at KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 65 (Sixty Five) square meters in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan Held by Deed of Transfer No: ST27359/2016. Situated At: Unit 167, Ashanti Villas, 8 Snyman Road, Klippoortje A.L., Germiston. Magisterial Court District (Germiston) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of the Sheriff at 4 ANGUS STREET, GERMISTON. The office of the Sheriff - GERMISTON SOUTH will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R20,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF - GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR5828/L433/N. Erasmus/CO - EMAIL: [nastassja@timdutoit.co.za](mailto:nastassja@timdutoit.co.za) - [cobus@timdutoit.co.za](mailto:cobus@timdutoit.co.za).

Case No: 45837/2020

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 LWAZILWENKOSI MLONDOLOZI COURTLEY MAVUNDLA (IDENTITY NUMBER: 820506 5556 08 3), 1<sup>st</sup> Defendant and ZANDILE MABUTO (IDENTITY NUMBER: 750326 0993 18 9), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, Acting Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg**

In pursuance of a judgment and warrant granted on 7 October 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 26 October 2023 at 14:00 by the Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg to the highest bidder: - CERTAIN: A UNIT CONSISTING OF - SECTION NUMBER 5 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS461/1990 IN THE SCHEME KNOWN AS LORDS MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY - CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 114 (ONE HUNDRED AND FOURTEEN)

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. ST67966/2008 2. AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN AREA NO G5 MEASURING 36 (THIRTY SIX) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS LORDS MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY - CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS461/1990, HELD BY NOTARIAL DEED OF CESSION SK 5015/2008, 3. AN EXCLUSIVE USE AREA DESCRIBED AS YARD Y5 MEASURING 29 (TWENTY NINE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS LORDS MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, LOCAL AUTHORITY - CITY OF JOHANNESBURG AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS461/1990 HELD BY NOTARIAL DEED OF CESSION SK5015/2008. SITUATED: UNIT 5 LORDS MANOR, 75 LORDS AVENUE, WINDSOR EAST, 2194, MAGISTERIAL DISTRICT: JOHANNESBURG NORTH, Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATE), 1 X KITCHEN (ESTIMATE), 3 X BEDROOMS (ESTIMATE), 1 X BATHROOM (ESTIMATE), 1 X TOILET (ESTIMATE), OUTBUILDING: 1 X GARAGE (ESTIMATE), HELD by the EXECUTION DEBTORS, LWAZILWENKOSI MLONDOLOZI COURTLEY MAVUNDLA (IDENTITY NUMBER: 820506 5556 08 3) and ZANDILE MABUTO (IDENTITY NUMBER: 750326 0993 18 9) under their names under Deed of Transfer No. ST67966/2008. The full conditions may be inspected at the offices of the Acting Sheriff of the High Court, Sheriff Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, during office hours. 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 4727, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB001845

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR Incorporated, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. Po Box 2766, Pretoria. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB001845.

Case No: 6135/2020

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 WINSTON JOHNSON (IDENTITY NUMBER: 630730 5158 08 4), 1<sup>st</sup> Defendant and INGRID NANA JOHNSON (IDENTITY NUMBER: 660313 0102 08 5), 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-18, 08:00, Sheriff of the High Court, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, corner of Station Road, Armadale (also known as Viking)**

In pursuance of a judgment and warrant granted on 2 February 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 18 October 2023 at 08:00 by the Sheriff of the High Court, Sheriff Lenasia/Bo Khumalo at No 5 2nd Avenue, corner of Station Road, Armadale (also known as Viking) to the highest bidder: CERTAIN: ERF 218 ZAKARIYYA PARK EXTENSION 1 TOWNSHIP, SITUATED: STAND 218, 34 ALLSPICE STREET, ZAKARIYYA PARK EXTENSION 1, LENASIA SOUTH, 1813, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL, MEASURING: 608 (SIX HUNDRED AND EIGHT) SQUARE METRES. Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consists of the following: THE PROPERTY IS ZONED: RESIDENTIAL, DWELLING: CONSISTING OF: MAIN BUILDING: 1 X LOUNGE (ESTIMATE), 1 X KITCHEN (ESTIMATE), 1 X FAMILY ROOM (ESTIMATE), 3 X BEDROOMS (ESTIMATE), 2 X BATHROOMS (ESTIMATE), COTTAGE: 3 X BEDROOMS (ESTIMATE), 2 X BATHROOMS (ESTIMATE), 1 X LIVING ROOM (ESTIMATE), 1 X KITCHEN (ESTIMATE), TYPE SITE IMPROVEMENTS: WALLING - BRICK BUILT (ESTIMATE), PAVING (ESTIMATE), SECURITY - BURGLAR PROOFING (ESTIMATE). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 1 March 2022 and prepared by a Professional Valuer: Martie Grove. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION DEBTORS, WINSTON JOHNSON (IDENTITY NUMBER: 630730 5158 08 4) and INGRID NANA JOHNSON (IDENTITY NUMBER: 660313 0102 08 5) under their names under Deed of Transfer No. T46576/1997. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria. PO Box 2766, Pretoria, 0001. TEL: (012) 817 4664, FAX: 086 501 6399, E-MAIL: szuma@lgr.co.za, REF. SZ/ELZANNE JACOBS/IB000854

Dated at PRETORIA, 2023-09-26.

Attorneys for Plaintiff(s): LGR INCORPORATED, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PRETORIA. TEL: (012) 817 4727, FAX: 086 501 6399. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/ELZANNE JACOBS/IB000854.

Case No: WEL/RC295/2020

IN THE MAGISTRATE'S COURT FOR

(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF THE FREE STATE, HELD AT WELKOM)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and SPHIWE HARDEN BUTHELEZI (Judgment Debtor)**

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

**2023-10-25, 11:00, at the SHERIFF'S OFFICE, 366 STATEWAY, DOORN, WELKOM, FREE STATE**

In pursuance of a judgment granted by this Honourable Court on 20 OCTOBER 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R260 000.00 by the Sheriff of the High Court, WELKOM at THE SHERIFF'S OFFICE, 366 STATEWAY, DOORN, WELKOM, FREE STATE on WEDNESDAY, 25 OCTOBER 2023 at 11:00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, 366 STATEWAY, DOORN, WELKOM, FREE STATE, during office hours.

The office of the Sheriff of Welkom will conduct the sale with auctioneer Mr Clayton Peter Brown. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property.

ERF 439 BRONVILL EXTENSION 3, DISTRICT VENTERSBURG, PROVINCE OF FREE STATE, IN EXTENT 467 (FOUR HUNDRED AND SIXTY SEVEN) SQUARE METRES, HELD BY THE DEED OF TRANSFER NO T13410/2015, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED.

ALSO KNOWN AS 5 Tom Swartz Street, Bronville, Welkom, Free State. IMPROVEMENTS (not guaranteed): Lounge, Dining Room, 3 Bedrooms, Kitchen, Sink Roof, Devil Forks Fencing, 1 Bathroom. Outbuilding: Toilet. Condition of Garden: Good.

TAKE FURTHER NOTICE:

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

(2) The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court.

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

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

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

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

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

(5.3) All bidders are required to pay R15 000.00 which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(5.4) Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-09-04.

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: A NAIDOO/mm/M28497.

Case No: 50852/2021

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

In the matter between: Absa Bank Limited, Judgement Creditor and Lucas Mlegi Msiza, Judgement Debtor

NOTICE OF SALE IN EXECUTION

**2023-10-18, 11:30, 22 Voortrekker Avenue, Corner 2nd Street, Edenvale**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston North to the highest bidder subject to a reserve price of R3 000 000.00 and will be held at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale on 18 October 2023 at 11h30 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 22 Voortrekker Avenue, Corner 2nd Street, Edenvale, prior to the sale.

Certain: Erf 940 Dowerglen Extension 5 Township, Registration Division I.R., Province of GAUTENG, being 31 Marula Street, Dowerglen Ext 5.

Measuring: 840 (Eight Hundred and Forty) Square Metres;

Held under Deed of Transfer No. T82712/2002

Situated in the Magisterial District of Germiston North

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

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

Outside Buildings: Double Garage.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-09-29.

Attorneys for Plaintiff(s): HP Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT447386/AP/RL. Attorney Acct: HP Majola Inc, Boksburg

Case No: 36782/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and  
PLACEMENTS LINK PROPRIETARY LIMITED (First Judgment Debtor) and RACHEL ONALENNA TSHAUKE  
(Second Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA  
BOPAPE STREET, ARCADIA), PRETORIA**

In pursuance of a judgment granted by this Honourable Court on 22 December 2022, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R1,150,000.00 by the Sheriff of the High Court, Pretoria East, at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA on WEDNESDAY, 25 OCTOBER 2023 at 10H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

A unit consisting of - (a) Section no. 678 as shown and more fully described on Sectional Plan no. SS560/2019 in the scheme known as THE BLYDE in respect of the land and building or buildings situated at ZWARTKOPPIES EXTENSION 45 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 103 (One Hundred and Three) square metres in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No ST67904/2019. ALSO KNOWN AS SECTION 678 THE BLYDE COMPLEX, 2009 BRONHORSTSPRUIT ROAD, ZWARTKOPPIES EXTENSION 45, GAUTENG. IMPROVEMENTS (not guaranteed): Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms, 2 Bathrooms. TAKE FURTHER NOTICE: (1) This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. (2) The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale or after the date of confirmation of the sale by the court. (3) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. (4) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

(5) Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: (5.1) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). (5.2) FICA-legislation: Requirement of proof of ID and residential address and other. (5.3) All bidders are required to pay R100,000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (5.4) Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-09-05.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INC., Fourth Floor, Salga House, 5 Waterkant Street, Cape Town. Telephone: 021 529 7710. Fax: 021 529 7711. Attorney Ref: A NAIDOO/mm/M31368.

Case No: 2020/43983

Docex: Docex 55 Randburg

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

**In the matter between: Firststrand Bank Limited, Plaintiff and Liphoto, Lerumo Raphael, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 10:00, 10 Lienbenberg Street, Roodepoort, Gauteng**

In Execution Of A Judgment Of The High Court Of South Africa In The Abovementioned Matter, A Sale Will Be Held By The Sheriff Of The High Court Roodepoort On 20 October 2023 At 10H00 At Sheriff's Office Roodepoort, 10 Lienbenberg Street, Roodepoort Of The Under Mentioned Property Of The Judgment Debtor, On The Conditions Of Sale To Be Read Out By The Auctioneer At The Time Of The Sale: Erf 1113 Chief Mogale Extension 2 Township, Registration Division I.Q., Province Of Gauteng, Measuring 310 (Three Hundred And Ten)



One) Square Metres; Held By The Judgment Debtor Under Deed Of Transfer T48302/2017; Physical Address: 1113 Chief Mogale Ext 2, Krugersdorp, Gauteng. The Following Information Is Furnished, Though In This Regard Nothing Is Guaranteed: Improvements: Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower, 1 WC. Terms: The Sale Is With Reserve Price Of R470,000.00 (Unless Specified Differently On The Day Of The Sale). Deposit Of 10% (Ten Per Centum) Of The Purchase Price In Cash On The Day Of The Sale, The Balance Against Transfer To Be Secured By A Bank Or Building Society Guarantee, To Be Approved By The Attorney And To Be Furnished To The Sheriff, Within Twenty One (21) Days After The Sale. Conditions: The Sale Would Be Conducted In Accordance With The Provisions Of Rule 46 Of The Uniform Rules Of The High Court, As Amended, As Well As The Provisions Of The Consumer Protection Act, No 68 Of 2008, The Regulations Promulgated Thereunder And The "Rules Of Auction", Where Applicable. These Provisions May Be Viewed At [Www.acts.co.za](http://www.acts.co.za) (The Act) And [Www.info.gov.za](http://www.info.gov.za) (The Regulations). The Conditions Of Sale May Be Inspected At The Sheriff's Offices At Roodepoort 10 Liebenberg Street, Roodepoort. All Bidders Are Required To Register And Pay R50,000.00 Refundable Registration Fee And Is Payable Prior To The Commencement Of The Auction.

Dated at Hurlingham, 2023-09-28.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503 Attorney Ref: CC/bc/FF004611.

**Case No: 2021/46671**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Kriel, Sonika (previously Jordaan), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 11:00, Sheriff Springs, 99 8th Street, Springs, Gauteng**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 25 October 2023 at 11H00 at Sheriff's Office Springs, 99 8th Street, Springs, Gauteng of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Portion 2 of Erf 215 East Geduld Township, Registration Division I.R., Province of Gauteng, measuring 426 (four hundred and twenty six) square metres, held by the Defendant under deed of transfer T1399/2019; Held by the judgment debtor under Deed of Transfer T1399/2019; Physical address: 67b Robertson Street, East Geduld, Springs, Gauteng. The following information is furnished, though in this regard nothing is guaranteed: Improvements: Entrance Hall, Lounge, Dining Room, x3 Bedrooms, Bathroom, Shower, x2 WC, Garage, Servants, Storeroom, Bathroom/WC Sunroom/Barcoun. Terms: The sale is with a reserve price of R520,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's offices at Sheriff's Office Springs, 99 8th Street, Springs, Gauteng

Dated at Hurlingham, 2023-09-27.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004056.

**Case No: 36275/2020**

**Docex: DOCEX 271, JHB**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: Nedbank Limited; Plaintiff and Matondzi Thomas Netshivhangani; Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY,

**2023-10-24, 10:00, 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 dated 02 February 2023 respectively, in terms of which the following property will be sold in execution on the 24th of October



2023 at 10h00 by the Sheriff Johannesburg South at Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, to the highest bidder subject to such reserve price as set by Court in the amount of R480 000.00 (Four Hundred and Eighty Thousand Rand):

Certain Property:

Erf 1446 Rosettenville Extension Township, Registration Division I.R., Gauteng Province, measuring 540 square metres held under deed of Transfer No. T4129/2006

Physical Address: 2 High Street, Rosettenville extension, Johannesburg.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

2 bedrooms, 1 bathrooms, kitchen, lounge. Outbuilding: 2 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 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser received possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer. Rules of this auction are available 24 hours before the auction at the office of the Sheriff Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.

The Sheriff Johannesburg South will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00 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 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 Johannesburg South, Shop No. 2, Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, during normal office hours Monday to Friday. The office of the Sheriff Johannesburg South will conduct the Sheriff's sale with auctioneers J.A Thomas and/or P. Ora and/or A. Jegles and/or P. Ngcobo. Advertising costs at current publication rates and sale costs according to Court Rules.

Dated at RANDBURG, 2023-09-11.

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: MAT60031.

**Case No: 27006/2021**

**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Jimmy Manganya; Defendant**

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

**2023-10-25, 09:00, 21 Hubert Street, Westgate, Johannesburg**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 19 January 2023, in terms of which the following property will be sold in execution on the 25th of October 2023 at 09h00 by the Sheriff's office, Acting Sheriff Johannesburg East at 21 Hubert Street, Westgate, Johannesburg, to the highest bidder subject to a reserve price, as set by Court in the amount of R180 000.00:

**Certain Property:**

SECTION NO. 37 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS19/1979 ('THE SECTIONAL PLAN') IN THE SCHEME KNOWN AS XANADU IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT YEOVILLE TOWNSHIP, CITY OF JOHANNESBURG, MEASURING 93 SQUARE METERS IN EXTENT; AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN ('THE COMMON PROPERTY') HELD UNDER DEED OF TRANSFER ST38351/1996;

Physical Address: B31A Xanadu, Cnr Isipingo and Cavendish street, Yeoville, Johannesburg.

Zoning: Residential

Magisterial District: Johannesburg

Improvements: The following information is furnished but not guaranteed:

2 bedrooms, 1 bathroom, kitchen, lounge. (The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month from date of occupation to date of transfer. The Rules of this auction are available 24 hours before the auction at the office of the Sheriff's office, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg.

The Sheriff Johannesburg East will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00 prior to commencement of the auction;

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's Office, Acting Sheriff Johannesburg East, 21 Hubert Street, Westgate, Johannesburg, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-09-11.

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: MAT69640.

**Case No: 27744/2021**

**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Floyd Tumelo Mohalajeng; 1st Defendant and Lydia Mahlape Mohalajeng; 2nd Defendant**

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

**2023-10-20, 10:00, CORNER FRIKKIE MEYER AND KELVIN BOULEVARD, VANDERBIJLPARK**

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 price as set by Court in the amount of R200 000.00, will be held at the office of the Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, on 20 OCTOBER 2023 at 10h00, the under mentioned property of the Defendants on the Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF VANDERBIJLPARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A DWELLING COMPRISING OF:  
2 bedrooms, 1 bathroom, 1 toilet, kitchen, lounge  
(Improvements/Inventory - Not Guaranteed)  
CERTAIN: ERF 62644 SEBOKENG EXTENSION 17 TOWNSHIP  
SITUATED AT: HOUSE 62644, SEBOKENG ZONE 17, SEBOKENG  
MEASURING: 350 SQUARE METRES  
REGISTRATION DIVISION: I.Q.  
THE PROVINCE OF: GAUTENG  
HELD BY: HELD UNDER DEED OF TRANSFER NO. T18574/2008

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) days from the date of sale. AUCTIONEER'S CHARGES, 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 to R400 000.00 and 1,5% (one point five percent) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 (Forty Thousand Rand) plus VAT and a minimum of R3000.00 (Three Thousand Rand) plus VAT (inclusive of 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 Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark.
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 registration deposit of R10 000.00 in cash or eft.

5. The auctioneer will be Mr. P Ora

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-09-15.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT59839.

**Case No: 62312/2018**

**Docex: DOCEX 271, JHB**

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

**In the matter between: Nedbank Limited; Plaintiff and Elekanyani David Tshidzumba; 1st Defendant and Maphehello Mirriam Sidikane; 2nd Defendant**

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

**2023-10-20, 10:00, CORNER FRIKKIE MEYER AND KELVIN BOULEVARD, VANDERBIJLPARK**

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 as set by Court in the amount of R250 000.00, will be held at the office of the Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, on 20 OCTOBER 2023 at 10h00, the under mentioned property of the Defendant on the Conditions which will lie for inspection prior to the sale at the offices of the ACTING SHERIFF VANDERBIJLPARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed:

A DWELLING COMPRISING OF:  
2 bedrooms, 1 bathroom, 1 toilet, kitchen, lounge  
(Improvements/Inventory - Not Guaranteed)  
CERTAIN: ERF 2415 EVATON WEST TOWNSHIP  
SITUATED AT: 2415 GARDEN CITY STREET, EVATON WEST  
MEASURING: 300 SQUARE METRES

REGISTRATION DIVISION: I.Q.

THE PROVINCE OF: GAUTENG

HELD BY: HELD UNDER DEED OF TRANSFER NO. T75378/2007

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) days from the date of sale. AUCTIONEER'S CHARGES, 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 to R400 000.00 and 1,5% (one point five percent) on the balance of the proceeds of the sale subject to a maximum commission of R40 000.00 (Forty Thousand Rand) plus VAT and a minimum of R3000.00 (Three Thousand Rand) plus VAT (inclusive of 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 Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark.
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 registration deposit of R10 000.00 in cash or eft.
5. The auctioneer will be Mr. P Ora

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Vanderbijlpark, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-09-15.

Attorneys for Plaintiff(s): BEZUIDENHOUT VAN ZYL INC., Unit 7 Surrey Square on Republic, Cnr Surrey Avenue & Republic Road,, Randburg. Telephone: 011 504 5300. Fax: 086 554 3902. Attorney Ref: MAT62884.

**Case No: 40010/2019**

**Docex: DOCEX 271, JHB**

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

**In the matter between Nedbank Limited; Plaintiff and Nomvula Paula Mahlangu; Defendant**

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

**2023-10-20, 10:00, 63 VAN ZYL SMIT STREET, OBERHOLZER, CARLETONVILLE, VAN DER MERWE  
PECHE PROKUREURS**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated 19 July 2021 in terms of which the following property will be sold in execution on the 20th of October 2023 at 10h00 by the Sheriff Fochville at 63 Van Zyl Smit street, Oberholzer, Carletonville, Van Der Merwe Peché Prokureurs to the highest bidder subject to such reserve price, as set by Court in the amount of R300 000.00:

Certain Property: Erf 3559 Carletonville Extension 8 Township, Registration Division I.Q., Gauteng Province, Measuring 1511 square metres Held by deed of transfer T12788/2018

Physical Address: 13 Umlaas street, Carletonville.

Zoning: Residential

Magisterial District: Fochville

Improvements: The following information is furnished but not guaranteed:

3 bedrooms, 2 bathrooms, kitchen, dining room.

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

The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000.00(One Hundred Thousand Rand) and thereafter 3.5%(three comma five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1,5% (one comma five percent) on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) and a minimum fee of R3000.00 (Three Thousand Rand) plus Vat thereon, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to

the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of clause 4 of the conditions. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% of the purchase price per month for date of occupation to date of transfer.

Rules of this auction are available 24 hours before the auction at the office of the Sheriff Fochville, 11 Horvitch street, Fochville. The Sheriff Fochville will conduct the sale in accordance with the Consumer Protection Act 68 of 2008 as amended and pursuant of a judgment granted against the Defendants for the money owing to the Plaintiff. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R5 000.00,

D) Conditions of sale.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Fochville, 11 Horvitch street, Fochville, during normal office hours Monday to Friday.

Dated at RANDBURG, 2023-09-11.

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: MAT66416.

**Case No: 2020/22078**

**Docex: Docex 55 Randburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand Bank Limited, Plaintiff and Tsotetsi, Mzwakhe, Defendant**

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

**2023-10-27, 11:00, Sheriff Tshwane North, cnr 3 Vos and Broderick Avenue, The Orchards Ext 3, Gauteng**

In Execution Of A Judgment Of The High Court Of South Africa In The Abovementioned Matter, A Sale Will Be Held By The Sheriff Of The High Court Tshwane North On 24 November 2023 At 11h00 At Sheriff's Office, Cnr Of 3 Vos And Broderick Avenue, The Orchards Ext 3, Of The Under Mentioned Property Of The Judgment Debtor, On The Conditions Of Sale To Be Read Out By The Auctioneer At The Time Of The Sale: Section No 15 As Shown And More Fully Described On Sectional Plan No Ss324/2008, In The Scheme Known As Marlon Place In Respect Of The Land And Building Or Buildings Situated At Clarina Extension 35 Township, Local Authority: City Of Tshwane Metropolitan Municipality Of Which Section The Floor Area, According To The Said Sectional Plan, Is 47 (Forty Seven) Square Metres In Extent; And An Undivided Share In The Common Property In The Scheme Apportioned To The Said Section In Accordance With The Participation Quota As Endorsed On The Said Sectional Plan Held By Deed Of Transfer Number St5553/2018 And Subject To Such Conditions As Set Out In The Aforesaid Deed And More Especially Subject To The Conditions Imposed In Favour Of Villa Clari Home Owner's Association Registration Number 2006/036839/08 Physical Address: Unit 15 Marlon Place, 15 Theron Street, Clarina Extension 35. The Following Information Is Furnished, Though In This Regard Nothing Is Guaranteed: Improvements: Lounge, Kitchen, 2 Bedrooms, Bathroom, Toilet, Carport. Terms: The Sale Is With Reserve Price Of R240,000.00 (Unless Specified Differently On The Day Of The Sale). Deposit Of 10% (Ten Per Centum) Of The Purchase Price In Cash On The Day Of The Sale, The Balance Against Transfer To Be Secured By A Bank Or Building Society Guarantee, To Be Approved By The Attorney And To Be Furnished To The Sheriff, Within Twenty One (21) Days After The Sale. Conditions: The Sale Would Be Conducted In Accordance With The Provisions Of Rule 46 Of The Uniform Rules Of The High Court, As Amended, As Well As The Provisions Of The Consumer Protection Act, No 68 Of 2008, The Regulations Promulgated Thereunder And The "Rules Of Auction", Where Applicable. These Provisions May Be Viewed At [Www.Acts.Co.Za](http://www.Acts.Co.Za) (The Act) And [Www.Info.Gov.Za](http://www.Info.Gov.Za) (The Regulations). The Conditions Of Sale May Be Inspected At The Sheriff's Offices At Cnr Of 3 Vos And Broderick Avenue, The Orchards Ext 3.

Dated at Hurlingham, 2023-09-21.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, Suite 11, 1st Floor, Marula, Hurlingham Office Park, 59 Woodlands Avenue, Hurlingham, Sandton. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004603V.



Case No: 2022/4402

Docex: Docex 55 Randburg

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firststrand Bank Limited, Plaintiff and Bongani Jnr Richard Khumalo N.O (In His Capacity As Executor In The Estate Late Bongani Richard Khumalo), 1<sup>st</sup> Defendant & Bongani Jnr Richard Khumalo N.O (In His Capacity As Executor In The Estate Late Maria Khumalo), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 10:00, Sheriff Roodepoort North, 182 Progress Street, Lindhaven, Roodepoort**

In execution of a Judgment of the High Court of South Africa in the abovementioned matter, a sale will be held by the Sheriff of the High Court on 9 December 2022 at 10H00 at Sheriff's Office Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort of the under mentioned property of the Judgment Debtor, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 148 Willowbrook Extension 12 Township, Registration Division I.Q., Province of Gauteng measuring 399 (three hundred and ninety nine) square metres; Held by the judgment debtor under Deed of Transfer T46942/2005; Physical address: 148 Willowbrook Estate, 31 van Breda Crescent, corner Van Dalen Road, Willowbrook Ext 12, Roodepoort. The following information is furnished, though in this regard nothing is guaranteed: Improvements: 1 x lounge, 1 x family room, 1 x dining room, 1 x study, 1 x kitchen, 1 x pantry, 1 x scullery, 3 x bedrooms, 3 x bathrooms, 2 x showers, 4 x WC, 2 x out garage, 1 x servants, 1 x storeroom, 1 x bathroom/WC, 1 x C/patio. Terms: The sale is with reserve price of R400,000.00 (unless specified differently on the day of the sale). Deposit of 10% (Ten per centum) of the purchase price in cash on the day of the Sale, the balance against transfer to be Secured by a Bank or Building Society Guarantee, to be approved by the attorney and to be furnished to the Sheriff, within twenty one (21) days after the sale. Conditions: The sale would be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act, no 68 of 2008, the Regulations promulgated thereunder and the "Rules of Auction", where applicable. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations). The Conditions of Sale may be inspected at the Sheriff's Office Roodepoort North, 182 Progress Road, Lindhaven, Roodepoort. All bidders are required to register and pay R50,000.00 refundable registration fee and is payable prior to the commencement of the auction.

Dated at Hurlingham, 2023-09-15.

Attorneys for Plaintiff(s): Charl Cilliers Attorneys, 1st Floor Block 1, Albury Office Park, Corner Albury Road and Jan Smuts Avenue, HydePark. Telephone: 011 325 4500. Fax: 011 325 4503. Attorney Ref: CC/bc/FF004157.

Case No: 1715 OF 2022

Docex: DX 61 JOHANNESBURG

## IN THE MAGISTRATE'S COURT FOR

(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG NORTH HELD AT RANDBURG)

**In the matter between: PALERMO HOME OWNERS ASSOCIATION (NPC), Plaintiff and MILLER, GRAHAM STEPHEN, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 14:00, 1ST FLOOR, UNIT 7 BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL PARK, RANDBURG**

PORTION 10 OF ERF 694 NORTHWOLD EXT 47 BEING UNIT 10 PALERMO, 3RD ROAD, NORTHWOLD EXT 47, Held under Deed of Transfer T8308/1994

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED:- DESCRIPTION : SECTIONAL TITLE UNIT COMPRISING LOUNGE, KITCHEN, SCULLERY, 3 BEDROOMS, BATHROOM AND OUTBUILDING WITH 1 BEDROOM & BATHROOM: ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with the reserve price set by Court being R1 900 000.00 and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF JOHANNESBURG.

Dated at ROODEPOORT, 2023-09-18.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Telephone: 0116752881. Fax: 0116752889. Attorney Ref: PHILIP ROOS/EE/MAT39465. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.



**Case No: 11347 OF 2021**  
**Docex: DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR  
(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG WEST HELD AT ROODEPOORT)  
**In the matter between: RIVERVIEW HOME OWNERS ASSOCIATION (NPC), Plaintiff and NTEMANE, LERATO MARY, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 10:00, 182 PROGRESS ROAD, LINDHAVEN, ROODEPOORT**

PORTION 57 OF ERF 4819 WITPOORTJIE EXTENSION 43, Also known as 57 RIVERVIEW HOME OWNERS ASSOCIATION, CNR QUELLERIE & MUIZENBERG STREETS, WITPOORTJIE EXT 43, ROODEPOORT Held under Deed of Transfer T17297/2018 of which section the floor area according to the sectional plan is 192 square metres in extent; and an undivided share in the common property HELD BY TITLE DEED - ST10522/2014

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED:

DESCRIPTION: SECTIONAL TITLE UNIT

ROOF: TILES

APARTMENTS: LOUNGE, KITCHEN, DININGROOM, 2 BEDROOMS, BATHROOM & CARPORT

ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with a reserve price set by Court of R770 000.00 and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT.

Dated at ROODEPOORT, 2023-09-18.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Telephone: 0116752881. Fax: 0116752889. Attorney Ref: PHILIP ROOS/EE/MAT38896. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

**Case No: 4678 of 2022**  
**Docex: DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR  
(THE MAGISTRATES COURT FOR THE DISTRICT OF JOHANNESBURG WEST HELD AT ROODEPOORT)  
**In the matter between: THE BODY CORPORATE OF CARAWAY SECTIONAL SCHEME, Plaintiff and ZULU, NOKUKHANYA GUGULETHU SIPHELELE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 10:00, 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT**

SECTION No. 21 as shown and more fully described on Sectional Plan No SS265/2007 in the Scheme known as CARAWAY in respect of the land and buildings situate at 21 CARAWAY, ZEISS ROAD, HONEYDEW GROVE EXT 4, ROODEPOORT Township of which section the floor area according to the sectional plan is 87 square metres in extent; and an undivided share in the common property

THE FOLLOWING INFORMATION REGARDING THE PROPERTY IS NOT FURNISHED BUT IN THIS RESPECT NOTHING IS GUARANTEED: DESCRIPTION: SECTIONAL TITLE UNIT, ROOF: TILES, APARTMENTS: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM & CARPORT. ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder without a reserve and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT 182 PROGRESS AVENUE, LINDHAVEN, ROODEPOORT.

Dated at ROODEPOORT, 2023-09-18.

Attorneys for Plaintiff(s): OTTO KRAUSE INCORPORATED ATTORNEYS, C9, CLEARVIEW OFFICE PARK, 77 WILHEMINA STREET, ALLENSNEK, ROODEPOORT. Telephone: 0116752881. Fax: 0116752889. Attorney Ref: PHILIP ROOS/EE/MAT40624. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

Case No: 309/2016

Docex: DOCEX 20

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and PETRUS JOHANNES KLOPPERS, 1st DEFENDANT and JACQIELUNE SCHANELL KLOPPERS, 2nd DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 11:00, SHERIFF for the High Court WELKOM at THE OFFICE OF THE SHERIFF WELKOM, 366 STATEWAY, DOORN, WELKOM**

In pursuance of a judgment granted by the Free State High Court, Bloemfontein, Republic of South Africa on 11 MAY 2016 and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution by way of an auction on WEDNESDAY, 25 OCTOBER 2023 at 11:00 by the SHERIFF for the High Court WELKOM at THE OFFICE OF THE SHERIFF WELKOM, 366 STATEWAY, DOORN, WELKOM, to the highest bidder namely: DESCRIPTION: CERTAIN: ERF 610 NAUDEVILLE, DISTRICT WELKOM, PROVINCE FREE STATE, better known as 21 EBELEEN STREET, NAUDEVILLE, WELKOM, and registered in the names of PETRUS JOHANNES KLOPPERS and JACQIELUNE SCHANELL KLOPPERS and zoned for residential purposes; MEASURING: 833 (EIGHT HUNDRED AND THIRTY-THREE) m<sup>2</sup> HELD BY VIRTUE OF: DEED OF TRANSFER T1495/2015 SUBJECT TO certain conditions and servitudes; The improvements on the property in respect of which nothing is guaranteed consist of: A DWELLING COMPRISING of exterior face brick walls and interior plastered brick walls with a tile roof, consisting of an entrance hall, lounge, dining room, TV room, 3 bedrooms, bathroom, shower, 2 WC's, kitchen, extra room build of garage with bathroom/WC, Carport, palisades fencing. 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 WELKOM, 366 STATEWAY, DOORN, WELKOM; 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 WELKOM will conduct the sale with auctioneer CLAYTON PETER BROWN; 5. Advertising costs at current publication tariffs & sale costs according to Court Rules will apply.

Dated at BLOEMFONTEIN, 2023-08-28.

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/126022.

Case No: 2020/29307

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 CARLOS ALBERTOS CARRILHO CIPRIANO (ID NO. 760111 5309 08 8), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 10:00, CORNER FRIKKIE MAYER & KELVIN BOULEVARDS BOULDEVARD, VANDERBIJLPARK CW2**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Johannesburg in the suit, a sale to the highest bidder subject to a reserve price of R1 101 211.06 will be held at the offices of the Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & BOULDEVARD, VANDERBIJLPARK CW2 at 10:00 on 20 OCTOBER 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: UNIT CONSISTING OF: SECTION 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS59/1989, IN THE SCHEME KNOWN AS ELGARDEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 47 VANDERBIJLPARK SOUTH WEST 5 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 377 (THREE HUNDRED AND SEVENTY SEVEN) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE

SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST6624/2018 2. AN EXCLUSIVE USE AREA DESCRIBED AS TUIN T8 MEASURING 408 (FOUR HUNDRED AND EIGHT) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ELGARDEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 47 VANDERBIJLPARK SOUTH WEST 5 TOWNSHIP. 3. AN EXCLUSIVE USE AREA DESCRIBED AS WERF W9 MEASURING 268 (TWO HUNDRED AND SIXTY EIGHT) SQUARE METRES, BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS ELGARDEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 47 VANDERBIJLPARK SOUTH WEST 5 TOWNSHIP, LOCAL AUTHORITY: EMFULENI LOCAL MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS765/2006 HELD BY NOTARIAL DEED OF CESSION NUMBER SK372/2018S. SITUATED AT: 1 ELGARDEN, 12 ELGARD STREET, VANDERBIJLPARK SOUTH WEST N0. 5. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, 4 bedrooms, kitchen, laundry, bathroom and double garage. OUT BUILDING: lounge, 1.5 bedroom, kitchen and bathroom, swimming pool. (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 Acting Sheriff Vanderbijlpark, P & L Building Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark CW2. The actionioneer will be Mr. P Ora. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) The sale is for cash or eft only. No cheques will be accepted an VAT at 15% will be payable. (b) The sale in execution pursuant to a judgement obtained in the above Honourable Court. (c) Registration as the buyer is a pre-requisite subject to condition, inter alia. (d) Directive of the Consumer Protection Act 68 of 2008 (<http://info.gov.view/downloadfileaction?id=99961>) (e) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R10 000.00- in cash or eft. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the Sheriff Vanderbijlpark, P & L Building Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark.

Dated at GERMISTON, 2023-09-22.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 109537/D GELDENHUYIS / LM.

**Case No: 40192/2021**

**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 KINGSLEY LIONEL UZOMA NNABUAGHA, Defendant**

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

**2023-10-18, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgement granted on 6 JUNE 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 18 OCTOBER 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, SUBJECT TO A RESERVE IN THE AMOUNT OF R837 751,00 (EIGHT HUNDRED AND THIRTY SEVEN THOUSAND SEVEN HUNDRED AND FIFTY ONE RAND). DESCRIPTION OF PROPERTY ERF 1318 MAYBERRY PARK TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 1 035 (ONE THOUSAND AND THIRTY FIVE) square metres HELD BY DEED OF TRANSFER T46410/2006 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 36 Bloubos Street, Mayberry Park, Alberton IMPROVEMENTS 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 1 x Shower, 2 x Toilets OUTBUILDINGS : 1 x Lounge, 1 x Kitchen, 2 x Bedrooms, 1 x Bathroom, 2 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 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 auction rules and 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.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, 2023-09-19.

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 / MAT10497 / TH.

**Case No: 49661/2020**

**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 MARTIN KHAVHAPFANE MAKUPANI, Defendant**

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

**2023-10-20, 09:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, 182 LEEUWPOORT STREET, BOKSBURG**

In terms of a judgment granted on 2 SEPTEMBER 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 20 OCTOBER 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 R488 000,00 (FOUR HUNDRED AND EIGHTY EIGHT THOUSAND RAND). DESCRIPTION OF PROPERTY PORTION 38 OF ERF 21754 VOSLOORUS EXTENSION 6 TOWNSHIP REGISTRATION DIVISION I.R., GAUTENG PROVINCE MEASURING : 280 (TWO HUNDRED AND EIGHTY) square metres HELD BY THE DEFENDANT IN HIS NAME BY DEED OF TRANSFER T26805/2013 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 21754 Phaphadikota Street, Extension 6 MAGISTERIAL DISTRICT : BOKSBURG IMPROVEMENTS MAIN BUILDING : 1 x Lounge, 1 x Dining Room, 2 x Bedrooms, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 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, 2023-09-25.

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 / F92638 / TH.



**Case No: 22431/2021****Docex: DX 136, PRETORIA**

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

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

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

**2023-10-18, 08:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking)**

In terms of a judgment granted on 21 OCTOBER 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on WEDNESDAY 18 OCTOBER 2023 at 08h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking), subject to a reserve of R283 000.00 (TWO HUNDRED AND EIGHTY THREE THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 5572 ENNERDALE EXTENSION 8 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 338 (THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES Held by the Judgment Debtor in his name, by Deed of Transfer No. T24171/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 44 Zirconium Street, Ennerdale, Extension 8 MAGISTERIAL DISTRICT: SOWETO IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x Toilet, 1 x Garage STAFF ROOM : 1 x Bedroom, 1 x Bathroom The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning: Residential 1. TERMS The purchase price shall be paid as follows: 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, LENASIA, 5, 2nd AVENUE, CNR STATION ROAD, ARMADALE (Known as Viking). Registration as buyer is a pre-requisite subject to conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) A registration fee in the amount of R1 000,00 (refundable). (d) Registration Conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-09-21.

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 / F8877 / TH.

**Case No: 59905/2020****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 NONHLANHLA HEAVYGIRL MEMELA, Defendant**

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

**2023-10-18, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgement granted on 25 MAY 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 18 OCTOBER 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, SUBJECT TO A RESERVE IN THE AMOUNT OF R396 000.00 (THREE HUNDRED AND NINETY SIX THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1576 LIKOLE EXTENSION 1 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 308 (THREE HUNDRED AND EIGHT) square metres HELD BY DEED OF TRANSFER T52838/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 1576 Likole Street, Likole Extension 1 IMPROVEMENTS 1 x Lounge, 1 x Kitchen, 3 x Bedrooms, 1 x Bathroom, 1 x WC OUTBUILDING : 1 x Garage, 1 x WC, 1 x Store 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 (a) 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) 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. 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, 2023-09-19

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 / F66590 / TH.

**Case No: 20052/2020**

**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 RICKY ALEXANDER CARVALHO, Defendant**

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

**2023-10-19, 14h00, OFFICE OF THE SHERIFF OF THE HIGH COURT, 10 PIERNEEF BOULEVARD  
(Formerly Verwoerd Road), MEYERTON**

In terms of a judgement granted on 7 OCTOBER 2022, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on THURSDAY 19 OCTOBER 2023 at 14h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, 10 PIERNEEF BOULEVARD (Formerly Verwoerd Road), MEYERTON, subject to a reserve of R230 775.00 (TWO HUNDRED AND THIRTY THOUSAND SEVEN HUNDRED AND SEVENTY FIVE RAND). DESCRIPTION OF PROPERTY ERF 1185 HENLEY ON KLIP TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 4047 (FOUR THOUSAND AND FORTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER T69429/2010 SUBJECT TO SUCH CONDITIONS AS THEREIN CONTAINED Street address: 1185 Eaton Road, Henley on Klip MAGISTERIAL DISTRICT : MEYERTON IMPROVEMENTS VACANT LAND 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, 10 PIERNEEF BOULEVARD (Formerly Verwoerd Road), MEYERTON. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Registration fee of R10 000,00 payable by EFT or cash. (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, 2023-09-25.

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 / F85717 / TH.



Case No: 65217/2020

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 JOSEPH DIKGALE, First Defendant and CATHRINE DIKGALE, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-18, 09:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In terms of a judgement granted on 13 MAY 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 18 OCTOBER 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, SUBJECT TO A RESERVE IN THE AMOUNT OF R2 750 000,00 (TWO MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 1283 MEYERSDAL EXTENSION 12 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING : 1 171 (ONE THOUSAND ONE HUNDRED AND SEVENTY ONE) square metres HELD BY DEED OF TRANSFER T64306/2000 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address : 54 Greyvillea Street, Meyersdal, Extension 12 IMPROVEMENTS 2 x Lounges, 1 x Dining Room, 1 x Kitchen, 1 x Pantry, 1 x Study, 4 x Bedrooms, 4 x Bathrooms, 4 x Showers, 4 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 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 auction rules and 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.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, 2023-09-19.

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 / MAT7511 / TH.

Case No: 19420/2021

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 QUALITY LIVING SPACE (PTY) LIMITED, First Defendant and GORDON HENRY WALKER, Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-17, 11:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

In terms of a judgement granted on 15 OCTOBER 2021, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on TUESDAY 17 OCTOBER 2023 at 11h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, to the highest bidder, with no reserve. DESCRIPTION OF PROPERTY ERF 49 MAROELADAL EXTENSION 7 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING : 702 (SEVEN HUNDRED AND TWO) square metres HELD BY DEED OF TRANSFER T118466/2002 SUBJECT TO THE CONDITIONS THEREIN CONTAINED Street address: 27 Westminster Road, Maroeladal, Extension 7 IMPROVEMENTS PROPERTY IS IN A POOR CONDITION AND AN INCOMPLETE STRUCTURE 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 : MIDRAND 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Refundable registration fee payable in the amount of R50 000,00 payable by way of cash or EFT. (d) Registration Conditions. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-09-18.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrsten Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / F73666 / TH.

**Case No: 19570/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and NAGENDRA TYRONE GOVENDER N.O. (in his capacity as Executor in the estate late THUSHYANDAN GOVENDER, Estate number 031433/2021), 1st Execution Debtor, SANDRA CHRISTINA DE BRITO BESTEIRO-GOVENDER (Identity number 7710160234081), 2nd Execution Debtor and TITAN SOLUTIONS PROPRIETARY LIMITED (Registration number 2013/094108/07), 3rd Execution Debtor**

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

**2023-10-17, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

In pursuance of a judgment granted on 20 July 2023 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 17 October 2023 at 11:00, by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder, subject to a reserve price of R876,000.00:

Description: Portion 34 of Erf 1367 Jukskeipark Estension 2 Township, Registration Division I.Q. Province of Gauteng, measuring 444 square metres, held by Deed of Transfer T87884/2007 ("the property").

Physical address: 34 Sherbourne Place, Quarts Street, Jukskei Park, Randburg.

Zoning: residential.

Improvements: House in Townhouse complex consisting of lounge, family room, kitchen, 3 bathrooms, 2 bedrooms, scullery, store room, 2 garages, braai area, concrete wall, fencing, swimming pool, zozo-hut, flat roof, brick walls and wooden frame windows. The description, extent and/or improvements are not guaranteed.

The terms are as follows: (1) 10% (ten percent) of the purchase price in cash or by way of electronic fund transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty-one) days from date of sale. (2) All transfer dues, costs or transfers, arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser. (3) Auctioneer's charges payable on the day of the sale, to be calculated as follows: 6% on the first R100,000 and then 3.5% on R100,001 to R400,000 and then 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000 and a minimum of R3,000 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into the Sheriff's account, but exclusive of VAT). (4) The conditions of sale will be read out at the sale and may be inspected prior to the sale at the offices of the Sheriff Randburg West, during office hours. (5) The execution creditor shall have the right to bid at the auction.

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

Take further note that: (1) The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"), and the regulations promulgated thereunder and the "Rules of Auction", where applicable. (2) Prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of CPA by providing proof of identity and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA"). (3) A refundable registration fee of R50,000 is payable by means of cash or electronic fund transfer upon registration to attend the auction. (4) The Registration Conditions, as set out in the Regulations of the CPA, will apply. (5) A copy of the CPA and the Regulations thereto, are available at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at SANDTON, 2023-09-26.

Attorneys for Plaintiff(s): Werksmans Incorporated, The Central, 96 Rivonia Road, Sandton. Telephone 0115358160. Fax: 0115358660. Attorney Ref: A van der Merwe/FIRS7832.1014.

**Case No: 40509/2021**

**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 MICHAEL SEMAKALENG NKU, Defendant**

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

**2023-10-20, 10:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT**

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 FRIDAY 20 OCTOBER 2023 at 10h00 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH 10 LIEBENBERG STREET, ROODEPOORT, subject to a reserve of R350 000,00 (THREE HUNDRED AND FIFTY THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 2447 FLEURHOF EXTENSION 27 TOWNSHIP REGISTRATION DIVISION I.Q., GAUTENG PROVINCE MEASURING : 212 (TWO HUNDRED AND TWELVE) square metres HELD BY THE DEFENDANT IN HIS NAME BY DEED OF TRANSFER T4359/2016 SUBJECT TO THE CONDITIONS CONTAINED THEREIN Street address : 21 Buttercup Street, Fleurhof, Extension 27 MAGISTERIAL DISTRICT : ROODEPOORT IMPROVEMENTS 1 x Lounge / Dining Room, 2 x Bedrooms, 1 x Kitchen, 1 x Bathroom, 1 x Toilet The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "VOETSTOOTS". Zoning : Residential 1. TERMS The purchase price shall be paid as follows : 1.1 a deposit of 10% (TEN PERCENT) of the purchase price shall be paid immediately in cash or bank guaranteed cheque at the date of the sale; 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guarantee within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof at the OFFICE OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) Payment of a registration fee of R10 000,00 - EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2023-09-25.

Attorneys for Plaintiff(s): HANNES GOUWS & PARTNERS INC., 1st Floor, Lobby 3, Brooklyn Forum, Cnr Veale & Fehrse Streets (Opposite Brooklyn Shopping Centre), New Muckleneuk, Pretoria. Telephone: (012) 321-1008. Fax: (012) 346-2239. Attorney Ref: FORECLOSURES / CLF10359 / TH.

**Case No: 23186/2022**

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 BHEKINKOSI EDWIN BALALA (Id No: 760917 5780 080), Execution Debtor/Defendant**

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

**2023-10-24, 10:00, SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 3rd day of NOVEMBER 2022 terms of which the following property will be sold in execution on 24 OCTOBER 2023 at 10H00 at the SHERIFF JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with reserve of R2 200 000.00: ERF 1079 WINCHESTER HILLS EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG MEASURING 1003 (ONE THOUSAND AND THREE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T2648/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") SITUATED AT: 152 VLEIROOS STREET,

WINCHESTER HILLS, EXTENSION 3, JOHANNESBURG. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 4 BEDROOMS, DINNING ROOM, LOUNGE, KITCHEN, FAMILY ROOM, 2 BATHROOMS, OUTBUILDING: 2 GARAGES, ENTERTAINMENT AREA STAFF ROOM: BEDROOM, BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office JOHANNESBURG WEST. The offices of the Sheriff for JOHANNESBURG WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R30 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK

Dated at SANDTON, 2023-09-08.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J Botha/am/THE1797/0455.

**Case No: 56278/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and MAUREEN RAMAITE MAPHOTO (FORMERLY KOMA) (Id No: 731001 0681 084), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 18th MAY 2022 and respectively in terms of which the following property will be sold in execution on 19th OCTOBER 2023 at 10H00 by the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1 to the highest bidder with reserve R330 000.00: ERF 5068 BIRCH ACRES EXTENSION 33 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT:387 (THREE HUNDRED AND EIGHTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T44563/2006. SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS. SITUATED AT: 5068 TAMBOEKIE AVENUE, BIRCH ACRES EXTENSION 33 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 2XBEDROOMS, 1XBATHROOM, 1XTV/LIVING ROOM, 1XKITCHEN (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF KEMPTON PARK & TEMBISA. The office of the Sheriff for KEMPTON PARK & TEMBISA will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, GLEN MARAIS EXTENSION 1



Dated at SANDTON, 2023-09-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA / am /S1663/7786.

**Case No: 50805/2021**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff  
and DUMISANI JOSHUA NGCOBO (Identity Number: 620130 5271 080), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 10:00, SHERIFF VANDERBIJLPARK at P & L BUILDING, CNR FRIKKIE MEYER & KELVIN  
BOULEVARD, VANDERBIJLPARK CW2**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 16th of MAY 2022 in terms of which the following property will be sold in execution on 20th of OCTOBER 2023 at 10h00 by the SHERIFF VANDERBIJLPARK at P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK CW2 to the highest bidder with reserve of R1 700 000.00. ERF 93 VANDERBIJL PARK SOUTH EAST 8 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 879 (EIGHT HUNDRED AND SEVENTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T2659/2012. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 51 DRAKENSBERG STREET, VANDERBIJL PARK SOUTH EAST 8 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, LOUNGE, DINING ROOM, KITCHEN, STUDY, 2XBATHROOMS OUTBUILDING: 2 GARAGES, 1 STOREROOM & 1 TOILET (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, VANDERBIJLPARK. The office of the SHERIFF VANDERBIJLPARK 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 VANDERBIJLPARK at P & L BUILDING, CNR FRIKKIE MEYER & KELVIN BOULEVARD, VANDERBIJLPARK CW2.

Dated at ILLOVO, 2023-09-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: j Botha /am/S1663/8690.

**Case No: 2017/4974**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MTHABELA: THULANE RYMOND, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 09:00, ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE,  
JOHANNESBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 04TH MAY 2017 in terms of which the following property will be sold in execution on 25 OCTOBER 2023 at 09:00 by ACTING SHERIFF JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder with reserve R223 000.00: A Unit consisting of - (a) Section No 5 as shown and more fully described on Sectional Plan No. SS3/1982, in the scheme known as CAMDEN COURT in respect of land and building or buildings situate at YEOVILLE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG 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 NO. ST15214/2012 SITUATED AT : UNIT 5 DOOR 15 CAMDEN COURT, KENMERE ROAD, YEOVILLE, JOHANNESBURG ZONING : GENERAL RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING : LOUNGE, DINING ROOM, KITCHEN, BATHROOM, BEDROOM (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 for 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 PALM RIDGE, 39 A LOUIS TRCHARD STREET, PLAM RIDGE.

Dated at SANDTON, 2023-09-07

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: CMICHAEL/AM/ABS697/1493.

**Case No: 24224/2022**

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 MAKINTA EMMANUEL SETSETSENGWANE MAKINTA, Id No: 611001 5842 082, Execution Debtor/Defendant**

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

**2023-10-26, 14:00, SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 2nd of FEBRUARY 2023 in terms of which the following property will be sold in execution on the 26th of OCTOBER 2023 at 14:00 by SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with reserve of R510 000.00: A Unit consisting of: (a) SECTION NUMBER 104 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS209/2015 IN THE SCHEME KNOWN AS KINGSBARNs IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ZANDSPRUIT EXTENSION 19 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 50 (FIFTY) 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 ST52953/2015 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; SITUATED AT: SECTION NO. 104 KINGSBARNs, JACKAL CREEK GOLF ESTATE, 645 BOUNDARY ROAD, ZANDSPRUIT EXTENSION 19 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING: 1X LOUNGE, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL. The offices of the Acting Sheriff for RANDBURG SOUTHWEST will conduct the sale. Advertising costs at current publication rates



and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R50 000.00 by EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of THE SHERIFF RANDBURG SOUTHWEST at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE CRAIGHALL

Dated at SANDTON, 2023-09-07.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/AM/S1663/8846.

Case No: 7660/2020

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ORIMOLADE: AKINJIDE OLUWAROTIMI  
(BORN ON 18 JANUARY 1967), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 14:00, ACTING SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE  
ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 04TH MARCH 2021 in terms of which the following property will be sold in execution on 26 OCTOBER 2023 at 14:00 by ACTING SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG to the highest bidder with reserve of R90 000.00: (a) SECTION NO. 33 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS1194/2007, IN THE SCHEME KNOWN AS PRESIDENT ARCADE IN THE RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT WINDSOR TOWNSHIP, CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 79 (SEVENTY NINE) SQUARE METRES IN EXTENT; AND (b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER NO. ST118221/2008 SITUATED AT: 33 PRESIDENT ARCADE, CNR DUCHESSES AVENUE & BEATRICE STREET, WINDSOR. ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAIN BUILDING : LOUNGE, LIVINGROOM, KITCHEN, 2XBEDROOMS, BATHROOM, 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 twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office ACTING SHERIFF RANDBURG SOUTH WEST. The offices of the Sheriff for ACTING SHERIFF RANDBURG SOUTH 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 R10 000.00 deposit is payable by EFT not 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 ACTING SHERIFF RANDBURG SOUTH WEST at 1st FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL, RANDBURG

Dated at SANDTON, 2023-09-11.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: C MICHAEL/ABS697/1710.

Case No: 55114/2014

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: ABSA BANK LIMITED, Plaintiff and MDHLULI: WALD (Identity Number: 660701 5330 08 4), 1ST Defendant and MDHLULI: MODIANE JOYCE (Identity Number: 680812 0288 083), 2ND Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-18, 09:00, SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 21st of JULY 2023 in terms of which the following property will be sold in execution on 18th day of OCTOBER 2023 at 09:00 by the SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH to the highest bidder with reserve of R205 000.00: ERF 2026 LIKOLE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 361 (THREE HUNDRED AND SIXTY ONE) SQUARE METRES HELD BY CERTIFICATE OF REGISTERED GRANT OF LEASEHOLD NO.TL9203/1988 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO THE RESERVATION OF RIGHTS TO MINERALS. SITUATED AT: 2026 PHENDUKA STREET, LIKOLE, EXTENSION 1 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3XBEDROOMS, LOUNGE, DININGROOM, KITCHEN, BATHROOM, 2XGARAGES (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or 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 and condition of sale are available 24 hours before the auction at the sheriff's office PALM RIDGE at 39A Louis Trichardt Avenue, Alberton North. The offices of the Sheriff for PALM RIDGE 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 R25 000.00 in cash/EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of SHERIFF PALM RIDGE at 39A LOUIS TRICHARD AVENUE, ALBERTON NORTH

Dated at SANDTON, 2023-08-28.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: CMICHAEL/AM/ABS697/0947.

Case No: 619/2020

IN THE HIGH COURT OF SOUTH AFRICA  
(NORTHERN CAPE DIVISION, KIMBERLEY)**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and CARLA AMANDA DAVIS, 1st Execution Debtor and MARK NOEL JORDAAN, 2nd Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 10:00, THE SHERIFF OF THE HIGH COURT AT ERF 2783 KEIMOES**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, NORTHERN CAPE DIVISION, KIMBERLEY, IN THE SUIT, A SALE WITH A RESERVE PRICE OF R650 000,00 WILL BE HELD BY THE SHERIFF OF THE HIGH COURT, ON 20 OCTOBER 2023 AT 10H00 AT ERF 2783 KEIMOES OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF AT CHURCH STREET 63, CALVINIA, PRIOR TO THE SALE Certain: ERF 2783 KEIMOES SITUATED IN THE KEIMOES TOWN EXTENSION 5 KAI! GARIB LOCAL MUNICIPALITY, ADMINISTRATIVE DISTRICT GORDONIA, PROVINCE NORTHERN CAPE MEASURING: 1026 (ONE THOUSAND AND TWENTY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T811/2018 Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING:Comprising of 1 X FAMILY ROOM, 1 X DINING ROOM, 1 X KITCHEN, 1 X SCULLERY, 3 X BEDROOMS, 1 X BATHROOM, 1 X SHOWER, 1 X W/C, 2 X OUT GARAGE, 1 X STOREROOM The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be

obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R1 500,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card. C/O ENGELSMAN MAGABANE BISHOPS COURT, 9 BISHOPS AVENUE LABRAM, KIMBERLEY (F COETZER/KFD108 (012-343-2560)

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (F COETZER/KFD108).

Case No: 67389/19

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

**In the matter between: FIRSTSTRAND BANK LIMITED, Execution Creditor and MIKATEKO GRACE KHUMALO, 1st Execution Debtor and DLAMINI OBED MDLULI, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 09:00, THE SHERIFF OF THE HIGH COURT, 180 PRINCES AVENUE, BENONI**

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 R369 550,50 WILL BE HELD AT THE SHERIFF OF THE HIGH COURT, 180 PRINCES AVENUE, BENONI ON 19 OCTOBER 2023 AT 09H00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE CONDITIONS WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, PRIOR TO THE SALE Certain: ERF 1448 ALLIANCE EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG MEASURING: 276 (TWO HUNDRED AND SEVENTY SIX) SQUARE METRES HELD BY DEED OF TRANSFER T35000/2017 ALSO KNOWN AS 1448 CAMEROUN STREET, ALLIANCE EXTENSION 2 Zoned : Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS, 1 X SHOWER, 2 X W/C, 2 X CARPORTS The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. Should the purchaser receive possession of the property the purchaser shall be liable for occupation rental at the following rate: 1% calculated on the purchase price per month as per date of sale to date of transfer of property. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a bidders card.

Dated at.

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: (F COETZER/KFK143).

Case No: 35804/2018

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Molatelo Gilbert Moremi, First Judgment Debtor and Kanyane Paulina Moremi, Second Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-19, 10:00, 5 Anemoon Street, Glen Marais Ext 1, Kempton Park**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park on Thursday, 19 October 2023 at 10h00. Full conditions of sale can be inspected at the office of the Sheriff Kempton Park and Tembisa at 5 Anemoon Street, Glen Marais Ext 1, Kempton Park and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. Property: Erf 3202 Clayville Ext 21 Township Registration Division: JR Gauteng Province Measuring: 263 square metres Deed of Transfer: T3637/2012 Also known as: 3202 Insimbi Street, Clayville Ext 27. Magisterial District: Ekurhuleni North Improvements: Main Building: 2 bedrooms, 1 bathroom, TV/living room, kitchen. Outside Building: Carport. Zoning: Residential Registration as a buyer is a pre-requisite subject to conditions, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA-legislation i.r.o. proof of identity and address particulars 3.Registration conditions

Dated at Pretoria, 2023-09-27.

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/F5900.

Case No: 25919/2022

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

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

## NOTICE OF SALE IN EXECUTION

**2023-10-19, 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, 19 October 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 3234 Etwatwa Ext 12 Township Registration Division: IR Gauteng Province Measuring: 312 square metres Deed of Transfer: T23772/2020 Also known as: 3234 - 21st Street, Etwatwa Ext 12, Benoni. Magisterial District: Ekurhuleni South East Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, kitchen. Outbuilding: 1 garage. 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, 2023-09-27.

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/F7024.

Case No: 10688/2022P

## IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Division, Pietermaritzburg)

**In the matter between: SB Guarantee Company (RF) (Pty) Ltd (Registration Number: 2006/021576/07), Execution Creditor and Preetha Sukhnandan, Judgment Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-19, 09:00, 20 Otto Street, Pietermaritzburg**

A Sale In Execution of the undermentioned property is to be held at the Sheriff's office, 20 Otto Street, Pietermaritzburg by the Sheriff Pietermaritzburg on Thursday, 19 October 2023 at 09h00. Full conditions of sale can be inspected at the Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg and will be read out prior to the sale taking place. No warranties are given with regard to the description, extent and/or improvements of the property. (a) Section No. 32 as shown and more fully described on Sectional Plan No. SS285/2004 in the scheme

known as Remington Park in respect of the land and building or buildings situated at Pietermaritzburg, of which section of the floor area, according to the said sectional plan is 67 (sixty seven) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held under Deed of Transfer ST24697/2018; Also known as Section 32 (Door No. 41) Remington Park, 555 Alexandra Road, Pietermaritzburg Magisterial District: Umgungundlovu Magisterial District Improvements: A Sectional Title Unit with: 2 bedrooms, 1 bathroom, lounge, kitchen. Zoning: Residential 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 hours prior to the auction at the office of the Sheriff Pietermaritzburg, 20 Otto Street, Pietermaritzburg. 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. Registration conditions The auction will be conducted by the Sheriff, Ms A.M. Mzimela and / or her Deputies.

Dated at Pretoria, 2023-09-27.

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/F7165.

**Case No: 2237/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(North West Division, Mahikeng)

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Noor Mahomed Dada, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-23, 10:00, 3 Beyers Naude Avenue, Lichtenburg**

A Sale In Execution of the undermentioned property is to be held by the Sheriff of the High Court Lichtenburg at the Sheriff's Office, 3 Beyers Naude Avenue, Lichtenburg on Monday, 23 October 2023 at 10h00, subject to a reserve price of R 1 000 000.00. Full conditions of sale can be inspected at the Sheriff of the High Court, Lichtenburg at 3 Beyers Naude Avenue, Lichtenburg - Tel: 018 632 1371 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 199 Shukran Township Registration Division: IQ North West Province Measuring: 4 747 square metres Deed of Transfer: T89946/2013 Also known as: 7 End Street, Shukran, Lichtenburg. Magisterial District: Ditsobotla Improvements: Main Building: 5 bedrooms, 5 bathrooms, 1 toilet, entrance hall, lounge, dining room, kitchen, pantry, scullery, laundry, family room, study. Outbuilding: Double garage, double carport, swimming pool, lapa. Flatlet: 2 bedrooms, 1 bathroom, kitchen, lounge. Zoned residential. Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to: A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Lichtenburg, 3 Beyers Naude Avenue, Lichtenburg. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Registration conditions The auction will be conducted by the Sheriff for Lichtenburg or his appointed deputy. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2023-09-27.

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/F5594.



Case No: 57075/2019

Docex: Docex 235 Pretoria

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and TSHEPO MAGABE (IDENTITY NUMBER: 751002 5928 08 7), First Execution Debtor/ Defendant and NTSHAVHENI MAKHERANA (SURETY) (IDENTITY NUMBER: 751015 6151 08 7), Second Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 10:00, SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R700 000.00 will be held at the office of the SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK on THURSDAY, 19 OCTOBER 2023 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF KEMPTON PARK & TEMBISA at 5 ANEMOON STREET, KEMPTON PARK. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: MAIN BUILDING: ENTRANCE, LOUNGE, KITCHEN, PANTRY, 4 X BEDROOMS, 2 X BATHROOMS OUTBUILDING: GARAGE TYPE SITE IMPROVEMENTS: WALLING: PREFAB ON 3 SIDES, CONCRETE PAVING (Improvements / Inventory - Not Guaranteed) CERTAIN: ERF 54 TEMBISA EXTENSION 1 TOWNSHIP REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG IN EXTENT 448 (FOUR HUNDRED AND FORTY EIGHT) SQUARE METRES HELD BY CERTIFICATE OF REGISTERED GRANT OF LEASEHOLD NUMBER TL134567/2006. SITUATED AT: 54 CRESCENT STREET, TEMBISA 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 KEMPTON PARK & TEMBISA, 5 ANEMOON STREET, KEMPTON PARK. 4. Registration as a buyer is a pre-requisite subject to specific certain conditions, inter alia: 4.1 Directives of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 4.2 FICA 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 KEMPTON PARK & TEMBISA situated at 5 ANEMOON STREET, KEMPTON PARK. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0393 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

Case No: 61687/2019

Docex: Docex 235 Pretoria

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/000738/06, Execution Creditor/ Plaintiff and CHRISTOFER LEE VAN RENSBURG (IDENTITY NUMBER: 880707 5042 08 5), First Execution Debtor/ Defendant and TRACEY LEE VAN RENSBURG (IDENTITY NUMBER: 861130 0018 08 8), Second Execution Debtor/ Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-17, 10:00, SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R396 734.36 will be held at the office of the SHERIFF



JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW on TUESDAY, 17 OCTOBER 2023 at 10H00 HRS the under mentioned property of the defendants on the conditions which will lie for inspection prior to the sale at the offices of SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 3 X BEDROOMS, 3 X BATHROOM, 1 X CARPORT, 1 X GARAGE, 1 X EN-SUITE. (Improvements / Inventory - Not Guaranteed) CERTAIN: A UNIT CONSISTING OF - (A) SECTION NUMBER 2 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS3/1994, IN THE SCHEME KNOWN AS PALMS REST IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT FOREST HILL TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 124 (ONE HUNDRED AND TWENTY FOUR) SQUARE METRES IN EXTENT; AND (B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER ST19138/2011 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER NUMBER ST19138/2011 SITUATED AT: UNIT 2, PALM REST, 34 HOLT STREET, FOREST HILL. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. AUCTIONEER'S CHARGES, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND); 3.5% (THREE POINT FIVE PERCENT) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE POINT FIVE PERCENT) on the balance of the proceeds of the sale subject to a maximum commission of R 40 000.00 plus Vat in total and a minimum of R 3000.00 plus Vat (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her bank account), which commission will be paid by the purchaser. TAKE FURTHER NOTICE THAT: 1. The sale is for cash or eft only. No cheques will be accepted and VAT at 15% will be payable. 2. This is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. The rules of this execution will be available 24 hours prior to the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW. 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 Payment of a Registration Fee of R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale; 4.4 Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. 5. The sale will be conducted at the offices of SHERIFF JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CORNER TREVOR STREET, GILLVIEW. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply. 7. The auctioneer will be J.A. THOMAS and/ or P. ORA and/ or A JEGELS.

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/FOR2/0530 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

**Case No: 29224/2019**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Plaintiff and COLLIN TEBOGO LESIAMO (Identity No. 840106 5688 08 9), Respondent**

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

**2023-10-19, 10:00, SHERIFF SOWETO WEST, 2241 RASMENI & NKOPI STREET, PROTEA NORTH, SOWETO.**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with a reserve of R316 108.47 will be held on THURSDAY, 19TH OCTOBER 2023 at 10H00 at 2241 RASMENI & NKOPI STREET, PROTEA NORTH, SOWETO which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF SOWETO WEST, 2241 RASMENI & NKOPI STREET, PROTEA NORTH, SOWETO. ERF 912 JABULANI TOWNSHIP REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG MEASURING 260 (TWO HUNDRED AND SIXTY) SQUARE METRES HELD BY DEED OF TRANSFER T33274/2013 SITUATED AT: 37 DLANGAMANDLA STREET (STAND 1920, JABULANI, SOWETO) ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots") MAIN

BUILDING: 1 X LOUNGE (ESTIMATE), 1 X KITCHEN (ESTIMATE), 2 X BEDROOMS (ESTIMATE)  
 OUTBUILDING: 3 X OUTSIDE ROOMS (ESTIMATE) TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF SOWETO WEST, 2241 RASMENI & NKOPI STREET, PROTEA NORTH, SOWETO. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF SOWETO WEST situated at 2241 RASMENI & NKOPI STREET, PROTEA NORTH, SOWETO. 5. 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: Attiyah Hassim/NN/THE15/0018 - Email: [Attiyahh@mjs-inc.co.za](mailto:Attiyahh@mjs-inc.co.za).

**Case No: 62235/2019**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Execution Creditor/ Plaintiff and THE TRUSTEES FOR THE TIME BEING OF CLAGARY INVESTMENT TRUST (Registration Number: IT 7099/2003), First Execution Debtor/ Defendant, GARY VAN HEERDEN N.O. (In his capacity as Trustee of the Clagary Investment Trust) (Registration Number. IT 7099/2003), Second Execution Debtor/ Defendant and GARY VAN HEERDEN (SURETY) (Identity Number: 771229 5207 08 1), Third Execution Debtor/ Defendant**

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

**2023-10-19, 09:00, SHERIFF BENONI at 180 PRINCES AVENUE, BENONI**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve of R417 013.00 will be held at the office of the SHERIFF BENONI at 180 PRINCES AVENUE, BENONI on THURSDAY, 19 OCTOBER 2023 at 09H00 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 BENONI at 180 PRINCES AVENUE, BENONI. The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: A DWELLING COMPRISING OF: 2 X BEDROOMS, 1X BATHROOM, 1X LOUNGE, 1X KITCHEN, (Improvements / Inventory - Not Guaranteed) CERTAIN: 1. A UNIT CONSISTING OF - a) SECTION NUMBER 118 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS120/2008 IN THE SCHEME KNOWN AS BROOKFIELD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT CRYSTAL PARK EXTENSION 24 TOWNSHIP, LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 70 (SEVENTY) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NUMBER. ST017630/2008 SITUATED AT: UNIT 117 BROOKFIELD, 130 VLEI ROAD, FAIRLEAD AH, CRYSTAL PARK EXTENSION 24, BENONI. 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 BENONI, 180 PRINCES AVENUE, BENONI. 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 BENONI situated at 180 PRINCES AVENUE, BENONI. 6. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at PRETORIA.

Attorneys for Plaintiff(s): MOTHLE JOOMA SABDIA INC, Ground Floor, Duncan Manor Corner Jan Shoba and Brooks Streets Brooklyn, Pretoria. Telephone: 012 362 3137. Fax: 086 694 4081. Attorney Ref: A Hassim/NN/FOR2/0508 - Email: [Attiah@mj-s-inc.co.za](mailto:Attiah@mj-s-inc.co.za).

**Case No: 41434/2020**

**Docex: Docex 235 Pretoria**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Registration Number: 1962/000738/06, Plaintiff and TSITSI CONSULTING CC (Registration Number: 2005/040846/23), First Defendant and GOITSE INNOCENTIA MODISE (SURETY) (Identity Number: 780505 0286 08 2), Second Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2023-10-20, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Johannesburg High Court) in the abovementioned suit, a sale with a reserve of R1 265 413.34 will be held on FRIDAY, 20 OCTOBER 2023 at 10H00 at 10 LIEBENBERG STREET, ROODEPOORT which will lie for inspection at the offices of the Sheriff for the High Court, SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. ERF 9201 KAGISO TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 544 (FIVE HUNDRED AND FORTY FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T019470/2008 SUBJECT TO THE CONDITIONS THEREIN CONTAINED SITUATED AT: 9201 NONAME STREET, KAGISO ZONED: GENERAL RESIDENTIAL IMPROVEMENTS: (The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots") MAIN BUILDING: 1 X LOUNGE, 1 X DINING ROOM, 1 X KITCHEN, 1 X LAUNDRY, 1 X FAMILY ROOM, 1 X STUDY, 4 X BEDROOMS, 3 X BATHROOMS, 1 X WC COTTAGE: 2 X BEDROOMS, 2 X BATHROOMS, 1 X LIVING ROOM, 1 X KITCHEN TYPE SITE IMPROVEMENTS: WALLING, PAVING TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the first R100 000.00 (HUNDRED THOUSAND RAND) of the proceeds of the sale, and 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 (HUNDRED THOUSAND AND ONE RAND) up to R400 000.00 (FOUR HUNDRED THOUSAND) and 1.5% (ONE COMMA FIVE PER CENTUM) on the balance thereof, subject to a maximum commission of R40 000.00 (FOURTHY THOUSAND) in total and minimum of R3000.00 (THREE THOUSAND). TAKE FURTHER NOTICE THAT: 1. This is a sale in execution pursuant to a judgment obtained by the above court. 2. Rules of this execution will be available 24 hours before the auction at the office of SHERIFF ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT. 3. Registration as a buyer is required subject to certain conditions: 3.1 Directions of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); 3.2 FICA legislation with regard to identity and address particulars; 3.3 Registration fee payable, refundable after sale if not buying; 3.4 Registration conditions. 4. The sale will be conducted at the offices of SHERIFF ROODEPOORT SOUTH situated at 10 LIEBENBERG STREET, ROODEPOORT. 5. 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/NH/FOR2/0122 - Email: [Attiah@mj-s-inc.co.za](mailto:Attiah@mj-s-inc.co.za).

Case No: 46971/2019

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 ETHEL MKATEKO MABUNDA (IDENTITY NUMBER: 790419 0397 08 9), Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, The Sheriff BRONKHORSTPRUIT at, 51 KRUGER STREET, BRONKHORSTSPRUIT**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 11TH DECEMBER 2022 in terms of which the following property will be sold in execution on 25 OCTOBER 2023 at 10h00 by The Sheriff BRONKHORSTPRUIT at, 51 KRUGER STREET, BRONKHORSTSPRUIT to the highest bidder with reserve price of R680 355.53. CERTAIN: ERF 882 BRONKHORSTPRUIT EXTENSION 1 TOWNSHIP REGISTRATION DIVISION: J.R.; PROVINCE: GAUTENG MEASURING: 1000 (ONE THOUSAND) SQUARE METRES AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T66637/2010 SITUATED AT: 16 GEMSBOK STREET, BRONKHORSTPRUIT EXT 1 CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: WATERBROOK 3, WIERDA CRESCENT, CENTURION INVENTORY: 1 X LOUNGE, 1 X DINING, 1 X KITCHEN, 4 X BEDROOMS, 1 X LAUNDRY, 1 X FAMILY ROOM, 2 X BATHROOM OUTSIDE BUILDING: 2 X GARAGES, 1 X BEDROOM, 1 X BATHROOM STAFF ROOM: 1 X BEDROOM, 1 X BATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the The Sheriff BRONKHORSTPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT. The Sheriff BRONKHORSTPRUIT will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff BRONKHORSTPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT during normal office hours Monday to Friday. C/O SCHOONRAAD ATTORNEY 955 Arcadia Street Arcadia Pretoria

Dated at ROODEPOORT, 2023-09-05.

Attorneys for Plaintiff(s): Y JOHNSON INCORPORATED, Ground Floor, Block 5, Clearwater Office Park, Millenium Boulevard, Strubensvalley. Telephone: 011 675-7822. Fax: 086 611 9920. Attorney Ref: Y Johnson/317896/M1/nm.

Case No: 2018/5660

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and MATOME MATLAPA VICTOR MODIBA N.O (In his capacity as trustee for the time being of MATLAPA PROPERTY IT14337/2007) - 1st Judgment Debtor and MATOME MATLAPA MODIBA - 2nd Judgment Debtor**

## NOTICE OF SALE IN EXECUTION - AUCTION

**2023-10-17, 11:00, SHERIFF OF THE HIGH COURT RANDBURG WEST, Unit C1, Mount Royal, 657 James Crescent, Halfway House**

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 R2,800,000.00 will be held at Unit C1, Mount Royal, 657 James Crescent, Halfway House, for the immovable property of the abovenamed First Defendant, and has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT RANDBURG WEST at Unit C1, Mount Royal, 657 James Crescent, Halfway House, on 17 OCTOBER 2023 at 11:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT RANDBURG WEST - Unit C1, Mount Royal, 657 James Crescent, Halfway House, prior to the sale : CERTAIN: Erf 199 Broadacres Extension 11 Township Registration Division J.R. Province of Gauteng



measuring 425 (Four Hundred and Twenty Five) square metres held by deed of transfer T070267/2010 Subject to the conditions therein contained and further subject to the conditions imposed in favour of the BROADARES COUNTRY ESTATE HOMEOWNERS ASSOCIATION. Which bears the physical address: 199 Broadacres Country Estate, Syringa Street, Broadacres Ext 11, Randburg. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Entrance Hall, Lounge, Family Dining Room, Kitchen, Scullery, 4 Bedrooms, 4 Bedrooms, 2 Showers, 3 WC's, Dressing Room, 2 Out garages, Servant's quarters, 1 Outside Bathroom/WC, 2 Patios, 2 Balconies THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00 plus 15% VAT on commission in Cash or in the form of a bank cheque, immediately on the closing of the bid. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The purchaser is responsible for the payment of the outstanding rates and levies 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT RANDBURG WEST at Unit C1, Mount royal, 657 James Crescent, Halfway House. The office of the Sheriff of the High Court for Randburg West will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R50,000.00 (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 OF THE HIGH COURT RANDBURG WEST at Unit C1, Mount Royal, 657 James Crescent, Halfway House

Dated at SANDTON, 2023-09-12.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/SV/MAT9978.

**Case No: 2022/053784**

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

**In the matter between: FIRSTRAND BANK LIMITED Judgment Creditor) and ANAND CHETTY (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-10-17, 10:00, Sheriff Johannesburg South - Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve of R3,132,272.70 will be held at Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview against the above named Defendant, and has arranged for the immovable property to be sold by the Sheriff Johannesburg South at Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview on 17 October 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the Sheriff Johannesburg South at Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview prior to the sale : CERTAIN: ERF 53 ASPEN HILLS TOWNSHIP REGISTRATION DIVISION I.R THE PROVINCE OF GAUTENG MEASURING 663 (SIX HUNDRED AND SIXTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER T60125/2005 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE PROHIBITION AGAINST TRANSFER WITHOUT A CLEARANCE CERTIFICATE FROM THE ASPEN HILLS HOMEOWNERS ASSOCIATION Which bears the physical address: 61 LAKEVIEW CRESCENT, ASPEN HILLS ESTATE, JOHANNESBURG The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: And consists of: Entrance Hall, 2 Lounges, Family Room, Lounge, Kitchen, Dining Room, Study, Scullery, 5 bedrooms, 1 Bathroom, 5 Showers and 5 WC'S, Dressing Room, 3 Out garages, Storeroom, Outside Bathroom and WC THE PROPERTY IS ZONED: Residential THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Johannesburg South at Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview prior to the sale. The office of

the Sheriff Johannesburg South will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Johannesburg South at Shop 2 Vista Centre Centre, 22 Hillary Road, Cnr Trevor Street, Gillview.

Dated at SANDTON, 2023-09-26.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/Sv/MAT19463.

**Case No: 2021/2996**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT)]

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and JOHANNES GERHADUS DE GREEFF (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-10-18, 10:00, SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton**

IN EXECUTION OF A JUDGMENT OF THE HIGH COURT OF SOUTH AFRICA, MPUMALANGA DIVISION MIDDELBURG (LOCAL SEAT) in the abovementioned suit, a sale with a reserve price of R1,100,000.00 will be held at 51A Dr Beyers Naude Street, Standerton, and the Plaintiff has arranged for the immovable property to be sold by the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton, on 18 October 2023 at 10:00 of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton prior to the sale: CERTAIN: Remaining Extent of Erf 344 Meyerville Township Registration Division H.S Mpumalanga Province Measuring 1205 (one thousand two hundred and five) square metres Held by deed of transfer T69009/2004 Which bears the physical address: 25 Dr Nelson Mandela Drive, Meyerville, Standerton, 2430 - being the chosen domicilium citandi et executandi The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Dining Room, Study, Kitchen, 4 Bedrooms, 2 Bathrooms, Shower and 2 WC, Dressing Room, 2 Out garages, Outside laundry, Outside bathroom/WC, Lapa, Enclosed braai THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton, prior to the sale. The office of the SHERIFF OF THE HIGH COURT STANDERTON will conduct the sale Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee of - R10 000.00 - in cash (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of SHERIFF STANDERTON - 51A Dr Beyers Naude Street, Standerton,

Dated at SANDTON, 2023-09-26.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Mrs Barbara Seimenis/SV/MAT17461.



**Case No: 21232/2019**

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

**In the matter between: CHANGING TIDES 17 (PROPRIETARY) LIMITED N.O., Execution Creditor and  
NABEELAH ROOBEE MOBARA (ID NO: 871019 0118 08 9), Executor Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 10:00, WYNBERG COURTHOUSE: CHURCH STREET WYNBERG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale, subject to a reserve price of R260 00.00, will be held on FRIDAY, 20 OCTOBER 2023 at 10h00 at the WYNBERG COURTHOUSE: CHURCH STREET WYNBERG. The conditions of sale which will lie for inspection at the offices of the Sheriff for the High Court, WYNBERG SOUTH. (a) ERF 5816 PELIKAN PARK IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE; (b) MEASURING 144 (ONE HUNDRED AND FORTY FOUR) SQUARE METRES; (c) HELD BY DEED OF TRANSFER T49372/2017; (b) SITUATE AT 4 SEEDSNIPE ROAD, PELIKAN PARK, CAPE TOWN; THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- SEMI - DETACHED DWELLING UNDER A TILED ROOF. THE PROPERTY IS BRICKED UP AND STANDS VACANT. TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured; 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. 5. GENERAL NOTICE: Registration as a buyer is a pre-requisite subject to specific conditions inter alia: In accordance with the Consumer Protection Act 68 of 2008 5.1 FICA legislation requirements: proof of ID and residential address; 5.2 Registration fee payable; 5.3 Registration conditions.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., T STRAUSS, 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: SOU106/1073.

**Case No: 3082/2019**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06),  
PLAINTIFF and AKGOSI STEPHEN AFRIKA (ID NO: 651218 5641 08 9), 1ST DEFENDANT and LAETICIA  
MACHENE AFRIKA (ID NO: 701019 0701 088), 2ND DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 11:00, Sheriff Schweizer Reneke at The Schweizer Reneke Magistrate Court situated at 2  
Botha Street, Schweizer Reneke**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 08 JULY 2021 in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Schweizer Reneke at The Schweizer Reneke Magistrate Court situated at 2 Botha Street, Schweizer Reneke on 19 OCTOBER 2023 at 11H00, which is more fully described as: ? ERF 128 SCHWEIZER RENEKE TOWNSHIP REGISTRATION DIVISION H.O NORTH WEST PROVINCE MEASURING 2855 (TWO THOUSAND EIGHT HUNDRED AND FIFTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T60433/2004. (SITUATED AT 11 JACOBS STREET, SCHWEIZER RENEKE, NORTH WEST PROVINCE). Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Reception 1 x Board Room 1 x Hall 1x Kitchen 1x Offices 2x Bedrooms 2x Bathrooms OUTBUILDING: 1x Store Room 2x Classrooms FLATLET: 2x Bedrooms 2x Bathrooms 1. The property is the immovable property of the Defendants which is located in the Magisterial District of Mamusa. 2. A reserve price for

the sale in execution of the immovable property is set at R831 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Schweizer Reneke at 26 Kruger Street, Erasmus Building, Wolmaransstad, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf). C/O RODERICKS & SUSSEX AVENUE LYNNWOOD PRETORIA DOCEX 24, BROOKLYN TEL: (012) 470 7777 FAX: (012) 470 7766 Email: Xania@timdutoit.co.za REF: MW LETSOALO/XT/PR4728

Dated at PRETORIA, 2023-08-29.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: MW LETSOALO/XT/PR4728.

**Case No: 20355/2020**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06),  
PLAINTIFF and STEVEN ARTHUR VORSTER (ID NO: 671129 5125 088), DEFENDANT**

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

**2023-10-19, 09:00, Sheriff Benoni at their offices situated at 180 Princes Avenue, Benoni**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 31 MAY 2021 in terms of which the immovable property has been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Benoni at their offices situated at 180 Princes Avenue, Benoni on 19 October 2023 at 09H00, which is more fully described as: Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Dining Room 1x Kitchen 3x Bedrooms 2x Bathrooms OUTBUILDING: 2x Garages 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Ekurhuleni. 2. A reserve price for the sale in execution of the immovable property is set at R1 250 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R10 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card and or via EFT. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Benoni, 180 Princes Avenue, Benoni, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443

Dated at PRETORIA, 2023-08-21.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: EB FARO-ADAMS/PN5715.

Case No: 46946/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REG. NO. 1962/000738/06),  
PLAINTIFF and SIPHIWO HUMPHREY KETSEKILE (ID NO: 820825 5712 08 6), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-23, 10:00, Sheriff Germiston South at their offices situated at 4 Angus Street, Germiston**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Court order granted on 16 FEBRUARY 2022 in terms of which the immovable property have been declared specially executable, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result thereof, the undermentioned property will be put up for auction by the Sheriff Germiston South at their offices situated at 4 Angus Street, Germiston on 23 OCTOBER 2023 at 10H00, which is more fully described as: ? PORTION 138 OF ERF 4676 ROODEKOP EXTENSION 21 TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 210 (TWO HUNDRED AND TEN) SQUARE METRES HELD BY DEED OF TRANSFER T584/2012 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (Street Address: 466 Luvuyo Street, Roodekop) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS: MAIN BUILDING: 1x Lounge 1x Kitchen 2x Bedrooms 1x Bathroom OUTBUILDING: 2x Garages FLATLET: 1x Bedroom 1x Bathroom 1. The property is the immovable property of the Defendant which is located in the Magisterial District of Ekurhuleni Central. 2. A reserve price for the sale in execution of the immovable property is set at R380 000.00. 3. All bidders are required to present their identity document together with their proof of residence for FICA compliance. All bidders are required to pay R20 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card. 4. The purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash by way of bank guaranteed cheque or eft on the day of the sale. 5. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his/her attorneys, and shall be furnished to the Sheriff with days after the sale. 6. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition. 7. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent. 8. Rules of the auction and conditions of sale may be inspected at the Sheriff's Office, Sheriff Germiston South at 4 Angus Street, Germiston, 24 hours prior to the auction. A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf). C/O TIM DU TOIT & CO INC. 33 The Valley Road Cnr. Jan Smuts Avenue Westcliff JOHANNESBURG Tel: (011) 274-9800 Fax: (011) 646-6443.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: EB FARO-ADAMS/PN5158.

Case No: 18318/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and  
LEONARD ARTHUR TADFORD (Identity Number: 640405 5052 086), 1st Defendant/Respondent and  
SALOME VONITA TADFORD (Identity Number: 661224 0202 081), 2nd Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 10:00, SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER  
STREET, KRUGERSDORP**

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 R520,000.00 (FIVE HUNDRED AND TWENTY THOUSAND RAND) will be held at SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP on 24 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP prior to the sale. A Unit consisting of 1. Section No. 14 as shown and more fully described on Sectional Plan No. SS25/1997, in the scheme known as MOORCROFT GARDENS in respect of the land and building or buildings situated at AGAVIA EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: MOGALE CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan is 73 (Seventy Three) square metres in extent; and 2. An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST59470/2018, also known as UNIT 14 MOORCROFT GARDENS, 76 FIGULUS STREET, AGAVIA EXTENSION 2, KRUGERSDORP WEST 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, 2 BEDROOMS, BATHROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP. 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: 14715.

**Case No: 2021/43011**

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

**In the matter between: FIRSTRAND BANK LIMITED (Execution Creditor) and MAVANGA NGWANZA (1st Judgment Debtor) and KAPUTO LORRAINE NGWANZA (2nd Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2023-10-25, 09:00, SHERIFF'S OFFICE (ACTING SHERIFF JOHANNESBURG EAST)- 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R266,931.86 will be held at THE SHERIFF'S OFFICE (ACTING SHERIFF JOHANNESBURG EAST)- 21 HUBERT STREET, WESTGATE, JOHANNESBURG. The Plaintiff has arranged for the immovable property to be sold by the ACTING SHERIFF OF THE HIGH COURT JOHANNESBURG STREET on 25 October 2023 at 09:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PALM RIDGE - 39a LOUIS TRICHARDT STREET, ALBERTON NORTH prior to the sale : CERTAIN Remaining Extent of Erf 1457 Bezuidenhout Valley Township Registration Division I.R The Province of Gauteng In Extent: 496 (Four Hundred and Ninety Six) square metres Held by deed of transfer T29145/2018 Subject to all the terms and conditions contained therein. Which bears the physical address: 113-1ST AVENUE, BEZUIDENHOUT VALLEY, JOHANNES The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of : Single storey, Brick walls and corrugated iron roof, Lounge, Dining room, 3 Bedrooms, Kitchen, Pantry, 1 Bathroom, 1 Shower, Toilet THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The purchaser is responsible for the payment of the outstanding rates and levies 4. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PALM RIDGE - 39a LOUIS TRICHARDT STREET, ALBERTON NORTH. The Acting Sheriff Johannesburg East will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions: All bidders are required to present their identity documents together with their proof of residence for FICA The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PALM RIDGE - 39a LOUIS TRICHARDT STREET, ALBERTON NORTH.

Dated at SANDTON, 2023-09-12.



Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BSeimenis/SV/MAT18495.

**Case No: 3517/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and WILLARD KATSANDE (Identity Number: 860115 6435 189), Defendant**

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

**2023-10-24, 10:00, SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP**

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 in the amount of R1,667,418.15 will be held at SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP on 24 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP prior to the sale. 1) A unit consisting of: a) Section no 37 as shown and more fully described on sectional plan no SS128/2010 in the scheme known as THE DUNES in respect of the land and building or buildings situated at HOMES HAVEN EXTENSION 3 Township - local authority: MOGALE CITY LOCAL MUNICIPALITY of which section the floor area, according to the said sectional plan, is 224 (TWO HUNDRED AND TWENTY FOUR) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by deed of transfer no ST10652/2017 also known as UNIT 37 THE DUNES, 34 LEONARD STREET, HOMES HAVEN EXTENSION 3 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF KRUGERSDORP, OLD ABSA BUILDING, CORNER HUMAN & KRUGER STREET, KRUGERSDORP. C/O LEE ATTORNEYS 51 Elandslaagte Street Hazelwood, Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON.

Attorneys for Plaintiff(s): VAN HULSTEYNS ATTORNEYS, Third Floor, Suite 25 Katherine & West Building Cnr Katherine & West Streets Sandhurst, Sandton. Telephone: 011 523-5300. Fax: 011 523 5326. Attorney Ref: B Seimenis / S Erasmus / MAT: 18629.

**Case No: 12448/2020**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and CAREL JOHANNES ALBERTEYN DU BUISSON (Identity Number: 891001 5009 08 9), First Defendant and JOHANNA HENDRINA DU BUISSON (Identity Number: 860804 0193 08 0), Second Defendant**

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

**2023-10-25, 10:00, SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN**



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 R597,523.77 (FIVE HUNDRED AND NINETY SEVEN THOUSAND FIVE HUNDRED AND TWENTY THREE RAND AND SEVENTY SEVEN CENTS) will be held at SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN on 25 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN prior to the sale. ERF 200 RANDGATE TOWNSHIP REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NO. T20672/2016 SUBJECT TO THE CONDITIONS THEREIN CONTAINED; also known as 56 LANGERMAN STREET, RANDGATE 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, LAUNDRY, FAMILY ROOM, 3 BEDROOMS, BATHROOM, 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF RANDFONTEIN, 19 POLLACK STREET, RANDFONTEIN. 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: 15132.

**Case No: 2020/29564**

**Docex: DOCEX 27 BEDFORDVIEW**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - JOHANNESBURG)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and SHONGWE: THULANI (ID NO. 830322 5784 08 1), 1ST DEFENDANT and SHONGWE: XOLILE PRUDENCE POLLY (ID NO. 860408 0409 08 0), 2ND DEFENDANT**

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

**2023-10-20, 10:00, 10 LIEBENBERG STREET, 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 R950 000.00 will be held at the offices of the Sheriff 10 LIEBENBERG STREET, ROODEPOORT at 10:00 on 20 OCTOBER 2023 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 409 FLEURHOF TOWNSHIP, REGISTRATION DIVISION: I.Q., THE PROVINCE OF GAUTENG, MEASURING : 794 (SEVEN HUNDRED AND NINETY FOUR) SQUARE METRES, HELD BY: DEED OF TRANSFER NUMBER T29305/2013, SITUATED AT : 20 KRAG AVENUE FLEURHOF also chosen domicilium citandi et executandi, THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, kitchen, bedrooms , bathroom, shower and toilet. OUTBUILDING: carport and swimming pool. (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 SOUTH. The Sheriff I D MAHOMED 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 SOUTH at 10 LIEBENBERG STREET, ROODEPOORT.

Dated at BEDFORDVIEW, 2023-09-06.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 104756 /D GELDENHUYS / LM.

Case No: 76085/2017

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and JOHANNES TUMELO MOKOENA (Identity number: 890720 5377 08 6), Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R1,202,264.86 (ONE MILLION TWO HUNDRED AND TWO THOUSAND TWO HUNDRED AND SIXTY FOUR RAND AND EIGHTY SIX CENTS) will be held at SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA on 25 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA prior to the sale. ERF 309 WILLOW PARK MANOR EXTENSION 48 TOWNSHIP REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 506 (FIVE HUNDRED AND SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T92686/2015; also known as 2098 ANMANI CRESCENT, WILLOW PARK MANOR EXTENSION 48 the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA. 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: 11918.

Case No: 3631/2021

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and BHEKITHEMBA SURPRISE ZWANE (Identity Number: 830320 5486 087), First Defendant and ELIZABETH NANIKI MOTUBA (Identity Number: 781030 0333 080), Second Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale with reserve in the amount of R1,800,000.00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND) will be held at SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA on 25 OCTOBER 2023 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA prior to the sale. ERF 1343 EQUESTRIA EXTENSION 189 TOWNSHIP REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG MEASURING 530 (FIVE HUNDRED AND THIRTY) SQUARE METRES HELD BY DEED OF TRANSFER T87469/2017 SUBJECT TO THE CONDITIONS IMPOSED BY CASA RAVELLO HOMEOWNERS ASSOCIATION NPC, REGISTRATION NUMBER 2007/015667/08; also known as 1041 LIBERTAS AVENUE, EQUESTRIA EXTENSION 189, EQUESTRIA the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS AND 2 GARAGES. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,000.00 - Minimum R3,000.00 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA. 4. The sale will be conducted by the Sheriff. 5. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA. 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: 17929.

Case No: 960/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Execution Creditor/Plaintiff and THUBAKI JEREMIA MOLUTSI (Identity Number: 740524 5646 082), 1st Execution Debtor/Defendant and BOITUMELO VIOLA MOLUTSI (Identity Number: 860313 0561 080), 2nd Execution Debtor/Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-17, 11:00, SHERIFF WOLMARANSSTAD at ERASMUS BUILDING, 26 KRUGER STREET, WOLMARANSSTAD**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 18th of AUGUST 2022, in terms of which the following property will be sold in execution on 17th of OCTOBER 2023 at 11:00 by the SHERIFF WOLMARANSSTAD at ERASMUS BUILDING, 26 KRUGER STREET, WOLMARANSSTAD to the highest bidder with reserve of R430 000.00; ERF 79 WITPOORT TOWNSHIP, REGISTRATION DIVISION H.P., PROVINCE OF NORTH WEST, MEASURING 1,3573 (ONE COMMA THREE FIVE SEVEN THREE) HECTARES, HELD BY DEED OF TRANSFER NO. T8575/2015. SUBJECT TO THE CONDITIONS THEREIN MENTIONED SITUATED AT: 79 RISSIK STREET, WITPOORT ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: 3X BEDROOMS, 1X LAUNDRY, 1X KITCHEN, 1X LOUNGE, 1X BATHROOM, 1X TOILET OUBUIDLING: 1X TOILET, 1X STORE ROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold

"voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF WOLMARANSSTAD. The office of the Sheriff for WOLMARANSSTAD 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 WOLMARANSSTAD at ERASMUS BUILDING, 26 KRUGER STREET, WOLMARANSSTAD. C/O VAN ROOYEN TLAPI WESSELS ATTORNEYS 9 PROCTOR AVENUE MAHIKENG.

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/ S1663/8611.

**Case No: 2015/93257**

**Docex: 3 GERMISTON**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION - PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, PLAINTIFF and MOLEFE: MATSEMELA AMOS (ID NO. 770702 5544 08 1), DEFENDANT**

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

**2023-10-26, 10:00, SHOP NO. 1 FOURWAYS SHOPPING CENTRE, CULLINAN**

In execution of a judgment of the High Court of South Africa, Gauteng Division - Pretoria in the suit , a sale without reserve to the highest bidder will be held at the offices of the Sheriff office CULLINAN, NO. 1 FIRST STREET, CULLINAN on 26 OCTOBER 2023 at 10h00 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: PORTION 4 OF ERF 3975 MAHUBE VALLEY EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 517 (FIVE HUNDRED AND SEVENTEEN) SQUARE METRES, HELD UNDER DEED OF TRANSFER NUMBER T145379/2007. SITUATED AT : 3975/14 MAHUBE VALLEY EXTENSION 3 with his chosen domicilium citandi et executandi at 1129 BLOCK D, ONE AND TEN MAHUBE VALLEY. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: kitchen, lounge, 3 bedrooms, toilet & bath. (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 maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney , which shall be furnished to the Sheriff within 21(twenty one ) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser received 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, CULLINAN. The office of the Sheriff A. DAWOOD will conduct the sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS , INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008 (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payment of a registration fee of R30 000.00 - EFT. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff CULLINAN, NO. 1 FIRST STREET, CULLINAN.

Dated at GERMISTON, 2023-09-06.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Attorney Ref: 106716 / D GELDENHUYS / LM.



Case No: 2019/17900

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and PHILANI GOODWELL NGUBANE, IDENTITY NUMBER: 7004185411084, 1ST DEFENDANT AND NOKWAZI MARIA NGUBANE, IDENTITY NUMBER: 7111120734080, 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, 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 2019/17900 dated the 14 NOVEMBER 2019 and writ of attachment be sold to the highest bidder with a reserve R450 000.00 as per court order 23 May 2023 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WEST PARK, JOHANNESBURG ON 25 OCTOBER 2023 AT 09:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH 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 2, in the Scheme known as Tibidabo, situated at Corlett Gardens Township, Measuring 192 (one hundred and ninety Two) Square Metres, held by Deed of Transfer no. ST66031/2012 also known as: Section 2, Door no. 2, Tibidabo, 9 Link Street, Corlett Gardens Improvements: 3 Bedrooms, 2 Bathrooms, Kitchen & Living Room The purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by eft on the day of the sale. the balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within days after the sale. The property may be taken in possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition Should the purchase receive possessions of the property, the purchaser shall be liable for occupational rent at a rate of.

Dated at PRETORIA, 2023-09-18.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, CO SMIT JONES & PRATT ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O 37 OXFORD, CNR ETTRICK ROAD, FOREST TOWN, JOHANNESBURG. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12856.

Case No: 2019/17900

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and PHILANI GOODWELL NGUBANE, IDENTITY NUMBER: 7004185411084, 1ST DEFENDANT AND NOKWAZI MARIA NGUBANE, IDENTITY NUMBER: 7111120734080, 2ND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, 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 2019/17900 dated the 14 NOVEMBER 2019 and writ of attachment be sold to the highest bidder with a reserve R450 000.00 as per court order 23 May 2023 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WEST PARK, JOHANNESBURG ON 25 OCTOBER 2023 AT 09:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH 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 2, in the Scheme known as Tibidabo, situated at Corlett Gardens Township, Measuring 192 (one hundred and ninety Two) Square Metres, held by Deed of Transfer no. ST66031/2012 also known as: Section 2, Door no. 2, Tibidabo, 9 Link Street, Corlett Gardens Improvements: 3 Bedrooms, 2 Bathrooms, Kitchen & Living Room The purchaser shall pay the sheriff a deposit of 10 per cent of the purchase price in cash or by eft on the day of the sale. the balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the Sheriff within days after the sale. The property may be taken in possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in of condition Should the purchase receive possessions of the property, the purchaser shall be liable for occupational rent at a rate of

Dated at PRETORIA, 2023-09-18.



Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, CO SMIT JONES & PRATT ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA, C/O 37 OXFORD, CNR ETTRICK ROAD, FOREST TOWN, JOHANNESBURG. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT12856.

**Case No: 21486/2022**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and MASILO EMMANUEL LETSWALO, IDENTITY NUMBER: 690514 5525 08 9, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-20, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

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 21486/2022 dated the 1 February 2023 and writ of attachment be sold to the highest bidder with a reserve of R463 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT ON 20 OCTOBER 2023 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, ROODEPOORT SOUTH, 10 LIEBENBERG STREET, ROODEPOORT and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Erf 264 Goudrand Extension 3 Township, Registration Division I.Q., Province of Gauteng, Measuring 341 (three hundred and forty one) Square Metres, held by Deed of Transfer no. T50703/2007 also known as: 30 Green Street, Extension 3 Roodepoort Improvements: 3 Bedrooms, 2 Bathrooms, Shower, 2 Toilets OUTSIDE BUILDINGS: Bedroom, Shower, Toilet

Dated at PRETORIA, 2023-09-15.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13092.

**Case No: 23756/2022**

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 SANDRA N.Y.A ASIEDU (Identity number 14 AUGUST 1975), DEFENDANT**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 09:00, Sheriff Sandton South at Unit B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 17 MAY 2023 in terms of which the following property will be sold in execution on 24 OCTOBER 2023 at 09h00 at The Sheriff Sandton South at Unit B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND to the highest bidder with reserve price R 1 042 518.02 SECTION NO 18 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS1185/2005 IN THE SCHEME KNOWN AS MADISON SQUARE MORNINGSIDE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT MORNINGSIDE EXTENSION 1 LOCAL AUTHORITY RUSTENBURG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTION PLAN IS 99 (NINETY NINE) SQUARE METRES IN EXTENT; AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST19979/2012 (the property) THE PROPERTY IS SITUATED AT: UNIT 18 MADISON SQUARE MORNINGSIDE EXTENSION 1 Domicilium citandi et executandi: MORNINGSIDE VILLAGE ESTATE, 11 FIR ROAD MORNING SIDE AH EXTENSION 1 INVENTORY: UNIT IS VACANT AND LOCKED (improvements not guaranteed) (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission which is 6% (Six percent) on the proceeds of the sale up to a price of R100 000.00 (One Hundred Thousand Rand) and thereafter 3,5% (three comma five percent) on R100 001-00 to R400 000-00 and 1,5% (one comma five percent) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000-00, plus VAT, in total and a minimum of R3 000-00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (ten percent) of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's Trust Account immediately upon closing

of the bid and the balance against transfer shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE MIDRAND. The Sheriff SANDTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R50,000.00 (refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE MIDRAND. , during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood, Johannesburg

Dated at ROODEPOORT, 2023-08-31.

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: S76/320303.

**Case No: 32588/2017**

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 MAPULA JESSICA MALATJI (Identity Number: 830911 1026 08 1), Defendant**

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

**2023-10-25, 09:00, The Sheriff Johannesburg East at 21 Hubert Street, Westgate Johannesburg**

This sale is a sale in execution pursuant to a judgement obtained in the above Honourable Court on the 28TH JULY 2021 in terms of which the following property will be sold in execution on 25 OCTOBER 2023 at 09H00 by The Sheriff Johannesburg East at 21 Hubert Street, Westgate Johannesburg . to the highest bidder with reserve price of R0.00. CERTAIN: ERF 116 CLEVELAND TOWNSHIP MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES REGISTRATION DIVISION: I.R.; PROVINCE: GAUTENG AS HELD: BY THE DEFENDANT UNDER DEED OF TRANSFER. T45916/2008 SITUATED AT: 5 30TH STREET CLEVELAND CHOSEN DOMICILIUM CITANDI ET EXECUTANDI: 13 24TH STREET, MARLVERN INVENTORY: 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 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 Sheriff Johannesburg East at 21 Hubert Street, Westgate. The Sheriff JOHANNESBURG EAST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008. (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a Registration Fee of R10 000.00(refundable) one (1) day prior to the date of sale, by ways of EFT or bank guarantee cheque, or CASH; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Sheriff Johannesburg East at 21 Hubert Street, Westgate. during normal office hours Monday to Friday. C/O BIELDERMANS INC 24 Chester Road Parkwood Johannesburg

Dated at ROODEPOORT, 2023-08-28.

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: 319984/M239/NM.

**Case No: 19449/2016**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and SAMEUL LOMBARD (ID NO. 720314 5076 08 2),  
First Defendant and PATRICIA LOMBARD (ID NO. 750919 0300 08 0), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-20, 09:00, MALMESBURY SHERIFFS OFFICE: 11 ST JOHN STREET MALMESBURY**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Western Cape Division, Cape Town) in the abovementioned suit, a sale subject to a reserve price of R283 000.00 will be held on FRIDAY, 20 OCTOBER 2023 at 09h00 at the MALMESBURY SHERIFFS OFFICE: 11 ST JOHN STREET MALMESBURY. The conditions of sale will lie for inspection at the offices of the Sheriff for the High Court, MALMESBURY. (a) ERF 2131 WESFLEUR, IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE. (b) IN EXTENT: 265 (TWO HUNDRED AND SIXTY-FIVE) SQUARE METRES (c) HELD BY DEED OF TRANSFER NO. T37607/2002; (d) SITUATE AT 41 LANTANA CRESCENT, PROTEA PARK, WESFLEUR. THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing is guaranteed:- 3 X BEDROOM, 1 X LIVING ROOM, 1 X KITCHEN, 1 & ½ X BATHROOM WITH TOILET, 1 X GARAGE, ASBESTOS ROOF TERMS: 1. 10% (TEN PER CENTUM) of the purchase price in cash on the day of sale, immediately internet bank transfer into the Sheriff's trust account, or a bank guaranteed cheque on the day of the sale, the balance payable against registration of transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished within twenty one (21) days from the date of sale. 2. Auctioneer's charges, payable on the day of sale to be calculated as follows: 6% (SIX PER CENTUM) on the proceeds of the sale up to a price of R100 000.00 (ONE HUNDRED THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) on R100 001.00 to R400 000.00 and 1.5 per cent on the balance thereof, of the proceeds of the sale, subject to a maximum Commission of R40 000.00 (FORTY THOUSAND RAND) in total and a minimum of R3 000.00 (THREE THOUSAND RAND) (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), which commission shall be paid by the Purchaser.

Dated at CAPE TOWN.

Attorneys for Plaintiff(s): STRAUSS DALY INC., 13th floor Touchstone House, 7 Bree Street, Cape Town, 8001. Telephone: 021 410 2200. Attorney Ref: ABS10/2526.

**Case No: 15465/2022**

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), Plaintiff and UBISI: MANDLA (identity number: 800716 5472 082), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-19, 09:00, Sheriff BENONI at 180 PRINCES AVENUE, BENONI**

This is a sale in execution concluded in accordance to the Consumer Protection Act, 69 of 2008 as amended, pursuant to a judgment obtained in the above Honourable Court on 9 NOVEMBER 2022 and respectively in terms of which the following property will be sold in execution with a reserve price of R520 000.00 on 19 OCTOBER 2023 at 09:00 by the Sheriff BENONI at 180 PRINCES AVENUE, BENONI CERTAIN ERF 1349 ALLIANCE EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG MEASURING 251 (TWO HUNDRED AND FIFTY ONE) SQUARE METRES HELD BY DEED OF TRANSFER NO T8311/2018, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATE AT : 1349 PIGGOTT STREET, ALLIANCE EXTENSION 2, BENONI ZONE: RESIDENTIAL The following information is furnished but not guaranteed - A DWELLING CONSISTING OF A lounge, kitchen, 3 bedrooms, 1 bathroom, 1 WC, The purchaser shall in addition to the Auctioneer's commission, pay a deposit of R50 000.00 of the purchase price in cash or bank guaranteed cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building guarantee in a form acceptable to Execution Creditor's conveyancer, 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 sheriff commission and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property the purchaser shall be liable for occupational rent at a rate of 1% calculated on the purchase price per month. The Rules of this auction is available 24 hours before the auction at the office of the Acting Sheriff of the High Court, BENONI, The office of the Sheriff for 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 2000 (URL <http://www.info.gov.za/view/DownloadFile> 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 1. 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 interest 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 Aforesaid sale shall be subject to the Conditions of sale which may be inspected at the office of the Sheriff of the High Court, BENONI at 180 PRINCES AVENUE, BENONI.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): VVM INC ATTORNEYS, No 17 Ivy Street, Clydesdale, Pretoria. Telephone: 011 329 8613. Attorney Ref: Jorica Hamman/ez/MAT10791.

**Case No: 65220/2017**

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

**In the matter between: ABSA BANK LIMITED (Reg nr: 1986/004794/06), Execution Creditor and  
KGOSIETSE OFENTSE MALATSI (ID: 920808 5557 08 0), Execution Debtor**

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

**2023-10-16, 09:00, Acting Sheriff Ga-Rankuwa at 62 Ludorf Street, Brits**

Notice is hereby given, in accordance with the Regulations of The Consumer Protection Act 68 of 2008 that: IN PURSUANCE OF a Rule 31(2)(a) & Rule 46(1)(a)(ii) order granted on 08 February 2018 and Rule 46A granted on 22 November 2022, the above Honourable Court issued a Warrant of execution which was executed by the Sheriff. As a result, thereof, the undermentioned property will be put up for auction by the Acting Sheriff Ga-Rankuwa at 62 Ludorf Street, Brits on 16 October 2023 at 09h00, which is more fully described as: ? CERTAIN: ERF 1482 WINTERVELD TOWNSHIP REGISTRATION DIVISION J.R. NORTH WEST PROVINCE MEASURING 163 (ONE HUNDRED AND SIXTY-THREE) SQUARE METRES HELD BY DEED OF GRANT TG46559/1997BP THE PROPERTY IS ZONED AS: RESIDENTIAL at situated at Stand 1482, Winterveld (Lebanon) Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. IMPROVEMENTS Main Building 1x lounge, 1x kitchen 2x bedrooms 1x bathroom The immovable property registered in the name of the Defendant is situated in the Magisterial District of Tshwane Central The amount due to the Modimolle Local Municipality estimated as at 17 July 2023 amount to R74 537.71. Neither the sheriff nor the execution creditor warrant the accuracy of the estimate. The court set a reserve price at R254 000.00 (Two Hundred and Fifty-Four Thousand Rand) A copy of the Regulations of Act 68 of 2008, as aforementioned, can be obtained from: [http://thornton.co.za/resources/34180\\_rg9515\\_gon293.pdf](http://thornton.co.za/resources/34180_rg9515_gon293.pdf) Inspect Conditions at Acting Sheriff Ga-Rankuwa, 62 Ludorf Street, Brits during office hours.

Dated at PRETORIA.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 433 Rodericks Road, c/o Rodericks Road & Sussex Avenue, Lynnwood, Pretoria, 0081. Telephone: 012 470 7537. Fax: 012 470 7766. Attorney Ref: PR3587/ak/mm/MW Letsoalo.

**Case No: 2022-019565**

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

**In the matter between: STRELITZIA RIDGE BODY CORPORATE (Scheme Number: 120/2012) – Applicant and SIMELANE THABISO FORTUNATUS (Identity Number: 851206 5366 08 6) - First Respondent, FIRSTRAND BANK LTD - Second Respondent and MOGALE CITY LOCAL MUNICIPALITY - Third Respondent**

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

**2023-10-24, 10:00, Sheriff Krugersdorp, Old Absa Building, Cnr Human and Kruger Street, Ground Floor, Krugersdorp Central**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 22 December 2022, the property listed below will be sold in execution by the Sheriff Krugersdorp, on the 24th of October 2023 at Sheriff Krugersdorp at Cnr Human and Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central, at 10:00 to the highest bidder.

## PROPERTY:

1. UNIT 8, in the scheme known as STRELITZIA RIDGE, WITH SCHEME NUMBER 120/2012, under Title Deed ST21019/2013, which is better known as UNIT 8, STRELITZIA RIDGE, SUGAR BUSH ESTATE, ROBERT BROOM DRIVE, NOORDHEUWEL; and

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

3. Held by Deed of Transfer ST21019/2013.

ALSO KNOWN AS: UNIT 8, STRELITZIA RIDGE, SUGAR BUSH ESTATE, ROBERT BROOM DRIVE, NOORDHEUWEL.

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

The property comprising of:

2x Bedrooms;

Bathrooms;

Lounge;

Kitchen;

Carport;

Tile Roof and Pavement.

## THE CONDITIONS OF SALE

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Krugersdorp within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Krugersdorp, Old Absa Building, Cnr Human and Kruger Street, Ground Floor, Krugersdorp Central.

Dated at ROODEPOORT, 2023-09-14.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Fax: (011) 760 4767. Attorney Ref: Mr Gouws/ww/ST1/0024.

**Case No: 2022-028148**

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

**In the matter between: WATSONIA VIEW BODY CORPORATE (Scheme Number: 150/2011) – Applicant  
and MODISE PITSO ISAAC (Identity Number: 760217 5338 08 2) - First Respondent, MOGALE CITY  
LOCAL MUNICIPALITY - Second Respondent and SB GUARANTEE CO RF PTY LTD - Third Respondent.**

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

**2023-10-24, 10:00, Sheriff Krugersdorp, Old Absa Building, Cnr Human and Kruger Street, Ground Floor,  
Krugersdorp Central**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 15 May 2023, the property listed below will be sold in execution by the Sheriff Krugersdorp, on the 24th of October 2023 at Sheriff Krugersdorp at Cnr Human and Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central, at 10:00 to the highest bidder.

## PROPERTY:

1. UNIT 53, in the scheme known as WATSONIA VIEW, WITH SCHEME NUMBER 150/2011, under Title Deed ST11903/2016, which is better known as UNIT 53, WATSONIA VIEW, SUGAR BUSH ESTATE, ROBERT BROOM DRIVE, KRUGERSDORP; and

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

3. Held by Deed of Transfer ST11903/2016.

ALSO KNOWN AS: UNIT 53, WATSONIA VIEW, SUGAR BUSH ESTATE, ROBERT BROOM DRIVE, KRUGERSDORP.

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

The property comprising of:



2x Bedrooms;  
Bathrooms;  
Lounge;  
Kitchen;  
Carport;  
Pavement.

**THE CONDITIONS OF SALE**

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Krugersdorp within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Krugersdorp, Old Absa Building, Cnr Human and Kruger Street, Ground Floor, Krugersdorp Central.

Dated at ROODEPOORT, 2023-09-14.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Fax: (011) 760 4767. Attorney Ref: Mr Gouws/ww/WV10012.

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**Case No: 2023-023972**

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

**In the matter between: SS FELICITY COURT BODY CORPORATE (SS NO: 14/1976) – Applicant and HOPE OMPHILE MOLEFE (ID NO: 930123 5139 08 9) - First Respondent, MOGALE CITY LOCAL MUNICIPALITY - Second Respondent and ABSA HOME LOANS GUARANTEE CO RF PTY LTD - Third Respondent**

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

**2023-10-24, 10:00, Sheriff Krugersdorp - Cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp Central.**

In pursuance of judgment in the High Court for the district of Johannesburg and a Warrant of Execution dated 19 October 2022, the property listed below will be sold in execution by the Sheriff Krugersdorp on the 24th of October 2023 at Sheriff Krugersdorp, Cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp, at 10:00 to the highest bidder:

PROPERTY: Unit 12, in the scheme known as FELICITY COURT, with Scheme Number 14/1976, under title deed ST27599/2020, which is better known as Unit 12 Felicity Court, 11 Hartford Avenue, Silverfields, Krugersdorp, of which Section the floor area according to the said Sectional Title Scheme is 98 (Ninety Eight) square meters in extent; and An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan. Held by deed of transfer ST27599/2020.

Also known as UNIT 12 FELICITY COURT, 11 HARTFORD AVENUE, SILVERFIELDS, KRUGERSDORP.

The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: The property comprising of: 2 x Bedrooms; 2 x Bathrooms; 1 x Lounge; 1 x Kitchen; 1 x Carport; Tile Roof and Pavement.

**THE CONDITIONS OF SALE:** 10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guarantee to be furnished to the sheriff of the Court, Krugersdorp within 21 days from the date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Krugersdorp, Cnr Human and Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp Central.

Dated at Roodepoort, 2023-09-04.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: FC1/0015.

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**Case No: 2023-002177**

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

**In the matter between: ARABELLA BODY CORPORATE (SS NO: 267/2009) – Applicant and PAUL ETIENNE PELSER (ID: 880413 5030 08 5), First Respondent, Nedbank Ltd - Second Respondent and Metsimaholo Local Municipality - Third Respondent.**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 08:00, Sheriff Sasolburg - 20 Riemland Street, Sasolburg**

In pursuance of judgment in the High Court for the district of Johannesburg and a Warrant of Execution dated 15 March 2023, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, Sheriff Sasolburg, 20 Riemland Street, Sasolburg 1947 on the 26 October 2023 at 08:00 or as soon as reasonable possible thereafter:

PROPERTY: Unit 54 in the scheme known as Arabella, with Scheme Number 267/2009, under title deed ST3397/2021 which is better known as Unit 54, Arabella Body Corporate, 41 Matroos Street, Vaal Park, Sasolburg, in the area of Vaalpark Ext 1, Parys Road, Freestate, of which section the floor area, according to the sectional plan 51(fifty one square metres) sqm in extent; and An divided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan. Held by deed of transfer ST3397/2021.

Also known as Unit 54, Arabella, 41 Matroos Street, Vaal Park, Sasolburg.

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

THE CONDITIONS OF SALE:

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guarantee to be furnished to the sheriff of the Court, Sheriff Sasolburg within 21 days from the date of sale. The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sasolburg, 20 Riemland Street, Sasolburg.

Dated at Roodepoort, 2023-09-11.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: ARA2/0005.

**Case No: 2022/039126****Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Masina: Hamilton First Judgment Debtor, Masina: Mildred Dipuo Second Judgment Debtor and Masina: Sebenzile Queem Third Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, Sheriff Johannesburg West, 139 Beyers Naude Drive, Franklin Roosevelt Park**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 21 February 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG WEST on TUESDAY, 24 OCTOBER 2023 at 10:00 at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder with a court reserve of R492 000.00.

A unit ("the mortgaged unit") consisting of

(a) Section no. 15 as shown and more fully described on Sectional Plan No. SS1/1999 ("the Sectional Plan") in the scheme known as NORMANDY in respect of the land and buildings situated at ORMONDE EXTENSION 26 TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said Sectional plan is 68 (SIXTY EIGHT) square meters in the extent ("the mortgaged section"); and

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

HELD BY DEED OF TRANSFER NO. ST285/1999

which is certain, and is zoned as a residential property inclusive of the following: Main Building: 3 BEDROOMS, KITCHEN, 2 BATHROOM, KITCHEN & A DININGROOM. ALL OF WHICH CANNOT BE GUARANTEED.

The property is situated at: 15 NORMANDY, TREFNANT ROAD, ORMONDE EXT 26 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 WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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 (Refundable) via EFT prior to the commencement of the auction in order to obtain a buyer's card.
4. Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA
5. Registration for auctions is open the day before from 9:30 to 1:00 pm and closes 09:30 on the day of auction no exceptions.
6. The Sheriff Mr Indran Adimoolum, will conduct the auction.

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 WEST at 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-31.

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/MAT31039/rm. Attorney Acct: Citizen.

**Case No: 50854/2021**

**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 Andre Marco Wright, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 09:00, 21 Hubert Street, Westgate**

In Execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Acting Sheriff Johannesburg East to the highest bidder without reserve price and will be held at 21 Hubert Street, Westgate on 25 October 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: Erf 332 Linmeyer Township, Registration Division I.R., Province of Gauteng, being 192 South Rand Road, Linmeyer.

Measuring: 826 (Eight Hundred and Twenty Six) Square Metres.

Held under Deed of Transfer No. T44912/2015

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: Entrance Hall, Lounge, Dining Room, Living Room, Kitchen, 3 Bedrooms, 2 Bathrooms, Separate Toilet, Covered Patio, Open Patio with Braai Facility.

Outside Buildings: Staff Quarters, 2 Staff Bathrooms, Storeroom, Laundry, Carport.

Sundries: None.

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

All bidders are required to present their Identity Document together with their proof of residence for FICA Compliance. All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

Dated at Hammond Pole Majola Inc, Boksburg, 2023-08-18.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3231\LM\LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 19288/2019**

**Docex: 13 Rivonia**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Vulangile, Mzolisi, First Judgment Debtor and Vulangile, Khuthala, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-09-27, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on Friday the 27th day of October 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 693 VANDERBIJL PARK SOUTH WEST NO 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 092 (ONE THOUSAND AND NINETY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T3507/2016 and situate at 8 CHESTERTON STREET, VANDERBIJL PARK SOUTH WEST NO. 1, GAUTENG in the Magisterial District of Emfuleni. IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF BRICK WALLS AND TILED ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, STUDY, LAUNDRY, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, SEPARATE TOILET, 2 COVERED PATIOS. OUTBUILDINGS: 2 GARAGES, STAFF QUARTERS, STAFF BATHROOM, STOREROOM, 2 CARPORTS. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of cash or electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S55799.

Case No: 43038/2021

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Changing Tides 17 (PTY) LTD, Judgement Creditor and Denise Van Niekerk,  
Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-23, 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 without reserve and will be held on 23 October 2023 at 4 Angus Street, Germiston at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain:

Portion 2 of Erf 147 Klippoortje Township, Registration Division I.R., Province of GAUTENG, being 14A Frank Road, Klippoortje, Germiston

Measuring: 1592 (One Thousand Five Hundred And Ninety Two) Square Metres;

Held under Deed of Transfer No. T44093/2018

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, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 2 Seperate Toilet, 1 Covered Patio, 1 Dressing Room.

Outside Buildings: 1 Staff Quarters, 1 Staff Bathrooms, 1 Laundry, Cottage Consisting of: Lounge, Kitchen, 1 Bedroom, 1 Bathroom.

Sundries: None.

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

Dated at Hammond Pole Ndlovu Inc, Boksburg, 2023-08-28.

Attorneys for Plaintiff(s): HP Ndlovu Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3325/BJ/RL. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 2021/49320

Docex: DX 31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA  
(Gauteng Local Division, Johannesburg)**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Riaan Van Heerden, First Execution Debtor and Estel Van Heerden, Second Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park, Johannesburg**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 06 JUNE 2022 and 17 JULY 2023 in terms of which the below property will be sold in execution by MR INDRAN ADIMOOLUM the Sheriff JOHANNESBURG WEST on 24 OCTOBER 2023 at 10:00 at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder, subject to the reserve price of R270 000.00.

ERF 2401 NEWLANDS TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG, MEASURING 233 (TWO HUNDRED AND THIRTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13062/2016, SUBJECT TO THE CONDITIONS CONTAINED THEREIN.

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

MAIN BUILDING: 3 bedrooms, 1 bathroom, 1 lounge and 1 kitchen - WHICH CANNOT BE GUARANTEED.

The property is situated at: 54 ACKERMAN STREET, NEWLANDS, JOHANNESBURG

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand)



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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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

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

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

3. Payment of a Registration Fee amounting to R30 000.00 (REFUNDABLE) via eft prior to the commencement of the auction in order to obtain a buyer's card.

4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-30.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton.  
Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT31445. Attorney Acct: The Citizen.

**Case No: 2019/33323**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and HELEM TERVIT, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, ACTING SHERIFF JOHANNESBURG EAST, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 9th of December 2020 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of the ACTING SHERIFF JOHANNESBURG EAST on WEDNESDAY the 25th day of OCTOBER 2023 at 9:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG with a reserve price of R559,286.47:

CERTAIN:

1. ERF 1289 HIGHLANDS NORTH TOWNSHIP, REGISTRATION DIVISION IR., THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T28367/1993

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

2. ERF 1291 HIGHLANDS NORTH TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T28367/1993

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: General Residential (not guaranteed)

The property is situated at 42 JOSEPH STREET, HIGHLANDS NORTH, JOHANNESBURG and consists of an entrance hall, a lounge, a family room, dining room, kitchen, 3 bedrooms, a bathroom, a shower, a watercloset, 2 out garages, 2 carports, a servants room with a water closet and a flat with a lounge, kitchen, shower and watercloset (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 PALM RIDGE situated at 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.

Dated at Johannesburg, 2023-09-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/RN/64824.

**Case No: 55579/2020**

**Docex: PH46A**

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

**In the matter between: ABSA Bank Limited, Judgement Creditor and Christine van Duuren, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 10:00, 91B General Hertzog Road, Three Rivers, Vereeniging**

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 Vereeniging to the highest bidder subject to a reserve price of R150 000.00, and will be held at 91B General Hertzog Road, Three Rivers, Vereeniging on 26 October 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 91B General Hertzog Road, Three Rivers, Vereeniging prior to the sale.

Certain: Portion 7 of Erf 197 The Deur Estates Limited Township, Registration Division I.Q, Province of Gauteng, being Stand 7/197, The Deur Estates Limited.

Measuring: 8 565 (Eight Thousand Five Hundred and Sixty Five) Square Meters:

Held under Deed of Transfer No: T23452/2015

Situated in the Magisterial District of Vereeniging

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, Study, Kitchen, 3 Bedrooms, 2 Bathrooms

Outside Buildings: 1 Servant Quarter with 1 Bedroom and 1 Bathroom, 2 Garages

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, 2023-09-06.

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: MAT443297/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022-057959**

**Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Execution Creditor and THINDELO: SYDNEY KUDAKWASHE, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-26, 14:00, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 4 May 2023, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on THURSDAY, 26 OCTOBER 2023 at 14:00 at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R667 000.00. A unit consisting of: (a) Section No. 25 as shown and more fully described on Sectional Plan Number SS719/2017, in the scheme known as NORTHGATE HEIGHTS in respect of the land and building or buildings situated at NORTHGATE EXTENSION 44 township, Local Authority: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 87 (EIGHTY SEVEN) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held by Deed of Transfer Number

ST54811/2021 and subject to such conditions as set out in the aforesaid deed which is certain, and is zoned as a residential property inclusive of the following: 1 lounge, 1 bathroom, 1 kitchen and 2 bedrooms AND 2 carports - WHICH CANNOT BE GUARANTEED. The property is situated at: NUMBER 25 - NORTHGATE HEIGHTS, 43 MONTROSE AVENUE, NORTHGATE EXTENSION 44. In the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT. 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours Monday to Friday.

Dated at Johannesburg, 2023-09-04.

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/MAT32192. Attorney Acct: Citizen.

**Case No: 26182/2021**

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

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) (PTY) LTD, 1<sup>st</sup> Plaintiff and ABSA BANK LIMITED, 2<sup>nd</sup> Plaintiff and LESLIE THABO SITHATHU, ID NO: 701228 5624 084, 1<sup>st</sup> Defendant and PHILILE SITHATHU, ID NO: 861029 0737 087, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale in execution with a reserve price of R617 000.00 will be held by the ACTING SHERIFF JOHANNESBURG EAST AT THE SHERIFF'S OFFICE: 21 HUBERT STREET, WESTGATE, JOHANNESBURG on the 25th day of October 2023 at 09:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of JOHANNESBURG CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at SHERIFF PALM RIDGE: 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, GAUTENG. BEING: A UNIT CONSISTING OF -

(A) SECTION NO 9 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS45/1987, IN THE SCHEME KNOWN AS MOUNT WILLMAR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT LORENTZVILLE TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 94 (NINETY FOUR) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER No ST21033/2009

PHYSICAL ADDRESS: UNIT 9, DOOR NUMBER 3 MOUNT WILLMAR, 32 ISIPINGO STREET, BELLEVUE CENTRAL, JOHANNESBURG, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI)

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

A DWELLING CONSISTING OF (NOT GUARANTEED): 3X BEDROOMS, 1X BATHROOM, 1X KITCHEN AND 1X LOUNGE.

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)

Dated at PRETORIA, 2023-08-14.

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 / AHL1076.

**Case No: 2021/56891**

**Docex: DX31 SANDTON SQUARE**

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

**In the matter between: Nedbank Limited, Execution Creditor and MICHELLE NEO SEKO, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court granted on 14 March 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 25 OCTOBER 2023 at 09:00 at 21 HUBERT STREET, WESTGATE to the highest bidder with a court reserve of R834 000,00. REMAINING EXTENT OF ERF 290 LOMBARDY EAST TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 2023 (TWO THOUSAND AND TWENTY THREE) SQUARE METERS HELD BY DEED OF TRANSFER NUMBER T76150/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED which is certain, and is zoned as a residential property inclusive of the following: A single-story house consisting of lounge, dining room, kitchen, 5 bedrooms, 3 bathrooms with 3 showers and 3 toilets. A cottage consisting of: 1 bedroom, 1 bathroom, kitchen and a living room. Outbuilding room list: 2 bedrooms, 2 bathroom, 2 garages and 1 workshop - WHICH CANNOT BE GUARANTEED The property is situated at: 81 CHAUCER STREET, LOMBARDY EAST. In the magisterial District of JOHANNESBURG CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000,00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3,5% (Three comma Five percent) on R100 001,00 (One Hundred Thousand and One Rand) to R400 000,00 (Four Hundred Thousand Rand) and 1,5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000,00 in total and a minimum of R3 000,00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of the auction and conditions of sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH 24 hours prior to the action. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. ([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. 5. The auction will be conducted by the Sheriff Mr Ian Burton, of his Deputy. 6. The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale. 7. The balance shall be paid against the transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor of his or her attorney and shall be furnished to the Sheriff within 21 days after the sale. 8. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition. 9. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act

68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG EAST at SHERIFF PALM RIDGE, 39A LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-09-01.

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/MAT30403. Attorney Acct: Citizen.

**Case No: 2022/045595**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Scheme Security Services CC, First Execution Debtor, Zama Mncube, Second Execution Debtor and Rose Mncube, Third Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 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 04 MAY 2023 in terms of which the below property will be sold in execution by the Sheriff JOHANNESBURG SOUTH on TUESDAY, 24 OCTOBER 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder subject to a reserve price of R435 000.00.

ERF 1251 ROSETTENVILLE EXTENSION TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 519 (FIVE HUNDRED AND NINETEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13669/2019

SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Mortgaged Property")

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

MAIN BUILDING CONSISTING OF: 3 bedrooms, 1 kitchen, 2 bathrooms, 1 lounge, 1 dining room and 1 separate toilet.

OUT BUILDING CONSISTING OF: 1 bedroom, 1 bathroom and 1 double garage - WHICH CANNOT BE GUARANTEED.

The property is situated at: 81 PRAIRIE STREET, ROSETTENVILLE EXTENSION, falling within 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 plus VAT in total and a minimum of R3 000.00 plus VAT, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILLARY 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 R50 000.00 by EFT that must reflect in the Sheriff's account prior to the sale.

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

5. The office of Sheriff Johannesburg South will conduct the sale with auctioneers J.A Thomas and/or P.Ora and/or A Jegels.

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 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-30.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT33349. Attorney Acct: The Citizen.

**Case No: 2019/38390**

**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 Execution Creditor and Absa Bank Limited, Second Execution Creditor and Dlayani Samuel Ngoben, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-19, 09:00, 180 Princes Avenue, Benoni**

This is a sale in execution pursuant to judgments obtained in the above Honourable Court dated the 19 AUGUST 2020 and 25 JULY 2023 in terms of which the below property will be sold in execution by the Sheriff BENONI on 19TH OCTOBER 2023 at 09:00 at 180 PRINCES AVENUE, BENONI to the highest bidder, subject to a reserve price of R70 000.00.

ERF 2149 CHIEF A LUTHULI PARK EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T47320/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED "the Immovable Property")

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

1 bedroom, 1 lounge, 1 kitchen and 1 separate toilet - WHICH CANNOT BE GUARANTEED

The property is situated at: 2149 TLHAPI STREET, CHIEF ALBERT LUTHULI PARK

EXT 4, DAVEYTON, BENONI.

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff BENONI at 180 PRINCES AVENUE, BENONI.

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

1. Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee as required by the Sheriff.
4. Registration conditions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff BENONI at 180 PRINCES AVENUE, BENONI during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-28.

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/MAT28495. Attorney Acct: The Citizen.

Case No: 16075/2019

Docex: 13 Rivonia

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mothibeli, Sechake Samuel N.O, First Judgment Debtor, Mothibeli, Pulane Constance N.O, Second Judgment Debtor, Mothibeli, Mothibeli Khotso N.O, Third Judgment Debtor, Rasegoete, Morris Maokgakgele N.O, Fourth Judgment Debtor, Mothibeli, Sechake Samuel, Fifth Judgment Debtor, Mothibeli, Mothibeli Khotso, Sixth Judgment Debtor and Mothibeli, Pulane Constance, Seventh Judgment Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark on Friday the 27th day of October 2023 at 10h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: A Unit consisting of: (a) Section No. 23 (Door No. 202) as shown and more fully described on Sectional Plan No SS1265/2005, in the scheme known as VAN DER STEL HOF in respect of the land and building or buildings situate at PORTION 19 OF ERF 380 VANDERBIJL PARK CENTRAL WEST NO 5 EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EMFULeni LOCAL MUNICIPALITY; of which section the floor area, according to the said sectional plan is 71 (Seventy One) square meters in extent and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; Held under Deed of Transfer Number ST34896/2018 and situate at PORTION 19 OF ERF 380 VANDERBIJL PARK CENTRAL WEST NO 5 EXTENSION 1 TOWNSHIP in the Magisterial District of Emfuleni IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF FACE BRICK WALLS AND CORRUGATED IRON ROOF. MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE TOILET. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P Ora at P & L Building, Ground Floor, Corner Frikkie Meyer and Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S55601.

Case No: 2021/58976

Docex: DX31 SANDTON SQUARE

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and MOODLIAR: NASAN, Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 9 June 2022, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on THURSDAY, 26 OCTOBER 2023 at 14:00 at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R1 085 000.00. ERF 3039

RANDPARKRIF EXTENSION 41 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 1202 (ONE THOUSAND TWO HUNDRED AND TWO) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17388/2020 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Mortgaged Property") which is certain, and is zoned as a residential property inclusive of the following: 4 bedrooms, 4 bathrooms, 1 tv/living room, 1 dining room, 1 lounge, 1 kitchen, 2 garages and a swimming pool - WHICH CANNOT BE GUARANTEED. The property is situated at: 81 SEDEAR STREET, RANDPARKRIF EXTENSION 41 in the magisterial district of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-09-04.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT30404. Attorney Acct: Citizen.

**Case No: 34997/2018**

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

**In the matter between: HOME OBLIGORS MORTGAGE ENHANCED SECURITIES (PTY) LTD, Plaintiff and KOLOBE CAIPHUS RAMOROKA, ID NO: 740905 5372 08 6, 1<sup>st</sup> Defendant and ATHALIA GABARATWE RAMOROKA, ID NO: 750912 0502 08 6, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 10:00, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA, GAUTENG**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R258 000.00 will be held by the SHERIFF PRETORIA EAST AT CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA, GAUTENG on the 25th day of October 2023 at 10:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE CENTRAL on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA, GAUTENG.

BEING:

A UNIT CONSISTING OF -

(a) SECTION NO 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS442/1993, IN THE SCHEME KNOWN AS RONELDAPARK IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 3 WILLOW PARK MANOR TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 54 (FIFTY FOUR) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST72941/2002

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

PHYSICAL ADDRESS: 6 RONELDA PARK, 456 BUSH ROAD, WILLOW PARK MANOR, PRETORIA, GAUTENG

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

A SECTIONAL TITLE UNIT CONSISTING OF (NOT GUARANTEED)

1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 2X BEDROOMS, 1X BATHROOM, 1X SINGLE CARPORT

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, 2023-08-14.

Attorneys for Plaintiff(s): Delpont van den Berg Attorneys Inc. Attorneys, Delpont van den Berg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL1940.

**Case No: 2022/380**

**Docex: DX 31 SANDTON SQUARE**

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

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Fulufhelo Ratshikhopha, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 13 April 2023 in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST, MR IAN BURTON OR HIS DEPUTY on WEDNESDAY 25 OCTOBER 2023 at 09:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder subject to a reserve price of R670 000.00

ERF 741 SOUTH HILLS EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 654 (SIX HUNDRED AND FIFTY-FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T8673/2019

SUBJECT TO THE CONDITIONS AS SET OUT ON THE AFORESAID TITLE DEED. ("the immovable property")

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

Main Building: 1 Lounge, 1 Dining Room, 1 Kitchen, 3 Bedrooms, 1 Bathroom and 1 garage - WHICH CANNOT BE GUARANTEED

The property is situated at: 43 LETABA STREET, WELFARE PARK, SOUTH HILLS EXT 1, JOHANNESBURG IN THE MAGISTERIAL DISTRICT OF JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 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 by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the

purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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 R50 000.00 (refundable) prior to commencement of the auction in order to obtain a buyer's card
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 PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-30.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT33176. Attorney Acct: The Citizen.

**Case No: 39241/2020**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Poulton, Dalion Craig, Execution Debtor**

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

**2023-10-26, 14:00, 1st Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall**

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 R650,000.00 will be held by the offices of the Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall, on Thursday the 26th day of October 2023 at 14h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** A Unit consisting of: (a) Section NO. 2 as shown and more fully described on Sectional Plan No SS74/1984, in the scheme known as TABULAHOF in respect of the land and building or buildings situate at MALANSHOF EXTENSION 5 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; and Held by Deed of Transfer Number ST56954/2011 and situate at SECTION 2 TABULAHOF, 151 RIVER ROAD, MALANSHOF EXTENSION 5, RANDBURG, GAUTENG, in the Magisterial District of Johannesburg North IMPROVEMENTS: The following information is furnished in respect of the improvements, DOUBLE STOREY CONSTRUCTED OF BRICK WALLS AND CLAY TILED ROOF. MAIN BUILDING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS. OUTBUILDINGS: SINGLE GARAGE, SWIMMING POOL (derelict) **PROPERTY ZONED:** RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The office of the Sheriff for RANDBURG SOUTH WEST will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg South West at 1ST Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall, 24 hours prior to the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf) 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to commencement of the auction at 14h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.



Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S47438.

**Case No: 31319/2022**

**Docex: PH46A**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Precious Mkhonza, 1st Judgement Debtor and Ntobeko Claude Mkhonza, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-20, 10:00, 10 Liebenberg Street, Roodepoort**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the Sheriff Roodepoort South to the highest bidder subject to a reserve price of R340 000.00 and will be held at 10 Liebenberg Street, Roodepoort on 20 October 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 10 Liebenberg Street, Roodepoort, prior to the sale.

Certain:

A unit consisting of:

Section No. 114 as shown and more fully described on Sectional Plan No. SS33/2016 in the scheme known as Watersedge in respect of the land and building or buildings situate at Fleurhof Extension 24 Township, Local Authority: Cit of Johannesburg, of which section the floor area, according to the said Sectional Plan, is 42 (Forty Two) square metres in extent;

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

Held under deed of transfer no. ST34630/2018

Situated at Unit 114 Door 114 Watersedge, 67 Tonnel Avenue, Fleurhof, Johannesburg.

Situated in the Magisterial District of Roodepoort South.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside Buildings: Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2023-08-31.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT4074\BJ\LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 69273/2019**

**Docex: PH46A**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Zukile Gcobani Ndungane, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 10:00, Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Pretoria East to the highest bidder subject to a reserve price of R2,000,000.00 and will be held at Christ Church, 820 Pretorius Street (Entrance Also At 813 Stanza Bopape Street, Arcadia), Pretoria on 25 October 2023 at 10H00 of the undermentioned property of the Execution

Debtor on the conditions which may be inspected at Christ Church, 820 Pretorius Street (Entrance Also At 813 Stanza Bopape Street, Arcadia), Pretoria, prior to the sale.

Certain:

Erf 63 Bronberg Close Extension 2 Township, Registration Division J.R., Province of Gauteng, being 11 Acacia Crescent, Bronberg Close Ext 2

Measuring: 508 (Five Hundred and Eight) Square Metres;

Held under Deed of Transfer No. T107776/2016

Situated in the Magisterial District of Pretoria 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: 4 Bedrooms, 3 Bathrooms, 1 Study, 1 Water Closet, Kitchen, 2 Living Rooms

Outside Buildings: 2 Garages

Sundries: Laundry

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, 2023-08-11.

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: MAT434577/LW/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2022/5151**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Samuel Narayadu, Execution Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-24, 10:00, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 16 JANUARY 2023 in terms of which the below property will be sold in execution by MR INDRAN ADIMOOLUM the Sheriff JOHANNESBURG WEST on 24th OCTOBER 2023 at 10:00 at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK to the highest bidder, subject to the reserve price of R250 000.00.

ERF 554 NEWLANDS (JOHANNESBURG) TOWNSHIP; REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG, MEASURING 248 (TWO HUNDRED AND FORTY-EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T32910/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

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

Main building: 2 bedrooms, 1 bathroom, 1 lounge and 1 kitchen

Outbuilding: 1 bedroom, 1 bathroom and 1 single carport - WHICH CANNOT BE GUARANTEED.

The property is situated at: 27 10th STREET, NEWLANDS, JOHANNESBURG

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK.

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

1. Directive of the Consumer Protection Act 68 of 2008.

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

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

3. Payment of a Registration Fee amounting to R30 000.00 (REFUNDABLE) via eft prior to the commencement of the auction in order to obtain a buyer's card.

4. Registration for auction is open the day before the sale from 9:30 to 13:00 pm and closes at 9:30 on the day of auction no exceptions.

The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Acting Sheriff JOHANNESBURG WEST at 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-31.

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/MAT32805. Attorney Acct: The Citizen.

**Case No: 56073/21**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Mzaliya, Jabulani Simon, 1st Judgement Debtor and Mzaliya, Felicity Makhosazana, 2nd Judgement Debtor**

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

**2023-10-26, 14:00, 1st Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall**

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 R1,196,648.00 will be held by the offices of the Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall, on Thursday the 26th day of October 2023 at 14h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** ERF 228 RANDPARKRIF EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING: 1838 (ONE THOUSAND EIGHT HUNDRED AND THIRTY EIGHT) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T13066/2016 situate at 69 RANDPARK DRIVE, RANDPARKRIF EXTENSION 1, RANDBURG, GAUTENG in the Magisterial District of Johannesburg North. **IMPROVEMENTS:** The following information is furnished in respect of the improvements, DOUBLE STOREY CONSTRUCTED OF BRICK WALLS AND CLAY TILED ROOF. **MAIN BUILDING:** ENTRANCE HALL, LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, LAUNDRY, 4 BEDROOMS, 2 BATHROOMS, COVERED PATIO. **OUTBUILDINGS:** COTTAGE/FLAT: 2 LOUNGES, 2 KITCHENS, 3 BEDROOMS, 2 BATHROOMS, SWIMMING POOL. **PROPERTY ZONED:** RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The office of the Sheriff for RANDBURG SOUTH WEST will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg South West at 1ST Floor, Unit 7, Burnside Office Park, 410 Jan Smuts Avenue, Craighall, 24 hours prior to the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf) 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to commencement of the auction at 14h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S56986.

Case No: 20085/2022

Docex: PH46A

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Firststrand bank Limited, Judgement Creditor and Sizwe Mthanti, Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-20, 10:00, 10 LIEBENBERG STREET, ROODEPOORT**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Roodepoort South to the highest bidder subject to a reserve price of R300,000.00 and will be held at 10 LIEBENBERG STREET, ROODEPOORT on 20 October 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 10 LIEBENBERG STREET, ROODEPOORT prior to the sale.

Certain: Erf 287 Fleurhof Township, Registration Division I.Q, Province of Gauteng, being 36 Klinker Avenue, Fleurhof

Measuring: 794 (Seven Hundred and Ninety Four) Square Metres:

Held under Deed of Transfer No. T9743/2018

Situated in the Magisterial District of Roodepoort South

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

Main building: Lounge, Dining Room, 7x Bedrooms, Kitchen, 3x Bathrooms, 2x Showers.

Outside buildings: 2x Bedrooms, Kitchen, Bathroom.

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2023-09-07.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o NVG Attorneys, NVG Attorneys Menlo Law Chambers, No. 49 11th Street, Menlo Park. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449526/AP/LC. Attorney Acct: Hammond Pole Attorneys.

Case No: 014494/2022

Docex: PH46A

## IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Thandeka Mgwaba, Judgement Debtor**

## NOTICE OF SALE IN EXECUTION

**2023-10-23, 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 R150 000.00 and will be held on 23 October 2023 at 10H00 at 4 Angus Street, Germiston of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

A Unit Consisting Of:

Section No. 9 as shown and more fully described on Sectional Plan No. SS181/2003 in the scheme known as Kingston Lodge in respect of the land and building or buildings situate at Dinwiddie Township, Local Authority: City Of Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said sectional plan, is 91 (Ninety One) square metres in extent;

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

Held under Deed of Transfer No. ST4012/2018

An exclusive use area described as Parking P6 measuring 24 (Twenty four) square metres being as such part of the common property, comprising the land and the scheme known as Kingston Lodge in respect of the land and building or buildings situate at Dinwiddie Township, Local Authority: City Of Ekurhuleni Metropolitan

Municipality, as shown and more fully described on Sectional Plan No. SS181/2003 held by Notarial Deed of Cession No. SK251/2018

situated at Unit 9 (Door 109) Kingston Lodge, 42 Kingston Road, Dinwiddie.

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, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Separate Toilet.

Outside Buildings: Parking Bay.

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, 2023-09-06.

Attorneys for Plaintiff(s): HP Ndlovu Inc. C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT4207/LM/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

**Case No: 2022/005069**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Phumeza Mgema, First Execution Debtor and Nompumelelo Mirriam Mgema, Second Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 06 APRIL 2023 in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST, MR IAN BURTON OR HIS DEPUTY on WEDNESDAY 25 OCTOBER 2023 at 09:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder subject to a reserve price of R400 000.00.

PORTION 410 OF ERF 1202 SOUTH HILLS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF, GAUTENG

MEASURING 161 (ONE HUNDRED AND SIXTY-ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T33870/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the property")

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

Main Building: 2 bedrooms, 1 bathroom, 1 lounge and kitchen - WHICH CANNOT BE GUARANTEED

The property is situated at: 25 GASTERIA STREET, SOUTH HILLS, JOHANNESBURG IN THE MAGISTERIAL DISTRICT OF JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 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 by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

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

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



1. Directive of the Consumer Protection Act 68 of 2008.  
(URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee of R50 000.00 (refundable) prior to commencement of the auction in order to obtain a buyer's card
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 PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-30.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT33180. Attorney Acct: The Citizen.

**Case No: 2021/27183**

**Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MATABANE CLAYTON RAMAOBI, 1<sup>st</sup>  
Defendant & MATABANE MOSETSANE ELFLEDA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-24, 10:00, SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD,  
CNR TREVOR STREET, GILLVIEW**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 27th of January 2022 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH on TUESDAY the 24TH day of OCTOBER 2023 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW to the highest bidder with a reserve price of R1,154,000.00.

CERTAIN: ERF 2124 GLENVISTA EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 834 (EIGHT HUNDRED AND THIRTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T2972/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: General Residential (not guaranteed)

The property is situated at 16 VICKERY STREET, GLENVISTA EXTENSION 4, JOHANNESBURG and consists of a double storey freestanding building with brick walls, Harvey tile roof, tile floors, a lounge, a dining room, study, 4 bedrooms, a kitchen, 3 bathrooms, 3 showers, 3 toilets and an attached outbuilding consisting of a kitchen, a bedroom, a bathroom with a shower and a toilet, and 2 garages, with a swimming pool and paving with a brick boundary wall (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale. The conditions, rules of this auctions and a full advertisement can be inspected 24 hours before the auction at the offices of the said sheriff of the High Court for the district of SHERIFF JOHANNESBURG SOUTH situated at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

Registration as a buyer is a prerequisite 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 register prior to the auction and pay a deposit of R50,000.00 (EFT) that must reflect in the sheriff's account prior to the sale and which amount is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

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

Dated at Johannesburg, 2023-08-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/PM/91159.

**Case No: 8982/2022**

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

**In the matter between: Nedbank Limited, Judgement Creditor and Nicole Kabuala Lukengu, 1st  
Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 Hubert Street, Westgate, Johannesburg**

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 Acting Sheriff Johannesburg East to the highest bidder subject to a reserve price of R877 000.00 and will be held at 21 Hubert Street, Westgate, Johannesburg on 25 October 2023 at 09h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 39A Louis Trichardt Street, Alberton North prior to the sale.

Certain: Erf 684 Linmeyer Township, Registration Division I.R., Province of GAUTENG, being 138 Diedricks Avenue, Linmeyer

Measuring: 947(Nine Hundred and Forty Seven) Square Metres;

Held under Deed of Transfer No. T41348/2020

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: Kitchen, Lounge, Dining Room, Family Room, 4 Bedrooms, 2 Bathrooms

Outside Buildings: None

Sundries: None

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

All bidders are required to present their Identity Documentation 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, 2023-08-02.

Attorneys for Plaintiff(s): HP Majola Inc. C/o Vermaak & Partners INC, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT449288/LW/RL. Attorney Acct: HP Majola Inc, Boksburg.

**Case No: 22520/2021****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 Ngoie  
Serge Rolly Makaba, 1st Judgement Debtor and Francoise Uwitonze, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, Old Absa Building Cnr Human and Kruger Street, Krugersdorp**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the property shall be sold by the The Sheriff's Krugersdorp to the highest bidder subject to a reserve price of R1 150 000.00, and will be held at The Sheriff's Office, Old Absa Building Cnr. Human and Kruger street, Krugersdorp on 24 October 2023 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at The Sheriff's Office, Old Absa Building Cnr. Human and Kruger Street prior to the sale.

Certain ERF 1864 Noordheuwel Extension 2 Township, Registration Division I.Q, Province of Gauteng, being 48 Sneeuwberg Avenue, Noordheuwel

Measuring: 1 200 (One Thousand Two Hundred) Square Metres;

Held under Deed of Transfer No. T53979/2015

Situated in the Magisterial District of Krugersdorp

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

Main Building: Entrance Hall, Study, 3 Bedrooms, 2 Bathrooms, Lounge, Dining room, Kitchen, Pantry

Outside Buildings: Garage and a Carport

Sundries: None

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

Dated at HP Ndlovu Inc, Boksburg, 2023-09-06.

Attorneys for Plaintiff(s): HP Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, no.49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2926/LM/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

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**Case No: 33970/2018**

**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 Mari Moloi-Makhene, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2023-10-24, 10:00, 139 Bayers Naude Drive, Franklin Roosevelt Park**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Johannesburg West to the highest bidder subject to a reserve price of R300 000.00 and will be held on 24 October 2023 at 10H00 at 139 Bayers Naude Drive, Franklin Roosevelt Park of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 139 Bayers Naude Drive, Franklin Roosevelt Park, prior to the sale.

A Unit Consisting Of:

Section No. 22 as shown and more fully described on Sectional Plan No. SS129/2008 in the scheme known as Amber Ridge in respect of the land and building or buildings situate at Ormonde Extension 22 Township, Local Authority: City Of Johannesburg, of which section the floor area, according to the said sectional plan, is 60 (SIXTY) square metres in extent;

and 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. ST24817/2015

situated at Unit 22 Amber Ridge, 13 Chamfui Crescent, Ormonde Ext 22.

Situated in the Magisterial District of Johannesburg West.

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

Main Building: Lounge, Dining Room, Kitchen, 2 Bedrooms And A 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 Hammond Pole Majola Inc, Boksburg, 2023-09-07.

Attorneys for Plaintiff(s): HP Ndlovu Inc. C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT639\BJ/LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

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**Case No: 28579/2021**

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

**In the matter between: BODY CORPORATE OF THE ORCHARDS, Plaintiff and NEO MAPAILA, Defendant**  
**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY**  
**2023-10-19, 09:00, SHERIFF BENONI, 180 PRINCES AVENUE**

The Property, more fully described:

"Unit No 61 as shown and more fully described on the Sectional Plan No. SS 47/2015 in the scheme known as SS THE ORCHARDS in respect of the land and building or buildings situated at CRYSTAL PARK EXT 28, 5781,0 of which sectional floor area, according to the said Section Plan, is 50 (FIFTY) square meters in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, held by deed of transfer ST7209/2015."

SITUATED AT: UNIT 61 THE ORCHARDS BODY CORPORATE, CNR BROEMSON AND ORCHARD ROAD, CRYSTAL PARK EXTENSION 28, BENONI be declared executable.

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Zoned: residential

Improvements: (please note that nothing is guaranteed and/or no warranty is given in respect thereof)

The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots"

Dated at BENONI, 2023-09-21.

Attorneys for Plaintiff(s): JUKES MALEKJEE AND ASSOCIATES, 83 3RD STREET, NORTHMEAD, BENONI. Telephone: 0102350071. Attorney Ref: ML304.

**Case No: 2020/11167****Docex: 172 Johannesburg**

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

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and LULAMA KWINANA, Defendant**  
**NOTICE OF SALE IN EXECUTION**

**2023-10-24, 10:00, THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 4th of August 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 JOHANNESBURG WEST on TUESDAY the 24th day of OCTOBER 2023 at 10:00 at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK:

CERTAIN:

A Unit consisting of -

(a) Section No. 16 as shown and more fully described on Sectional Plan No. SS322/1996, in the scheme known as CLUB TUSCANY in respect of the land and building or buildings situated at MONDEOR EXTENSION 3 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 73 (SEVENTY THREE) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST27341/2018 AND SUBJECT TO SUCH CONDITIONS THEREIN CONTAINED.

ZONING: Special Residential (not guaranteed)

The property is situated at UNIT 16 (DOOR 8) CLUB TUSCANY, 8 COLUMBINE STREET, MONDEOR EXT 3, JOHANNESBURG and consist of 2 Bedrooms, a Lounge/Dining Room, a Kitchen and 1 Bath with toilet (in this respect, nothing is guaranteed). The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected 24 hours prior to the sale at the offices of the said sheriff of the High Court for the district of JOHANNESBURG WEST situated at THE SHERIFF'S OFFICE JOHANNESBURG WEST, 139 BAYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK 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) Registration for auctions is open the day before the sale from 9:30 to 13:00 on the day before the sale, or before 9:30 on the day of sale and pay a deposit of R30,000.00 (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, 2023-08-15.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L Galley/PM/68527.

**Case No: 49375/17**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and HAYWOOD, JAMES EDWARD, Execution Debtor**

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

**2023-10-25, 09:00, 21 Hubert Street. Westgate, Johannesburg**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held at the offices of the Acting Sheriff of the High Court, Johannesburg East at 21 Hubert Street. Westgate, Johannesburg, on Wednesday the 25th day of October 2023 at 09h00 of the undermentioned property of the Judgement Debtor subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** ERF 6150 KENSINGTON TOWNSHIP, REGISTRATION DIVISION I.R. IN THE PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES, HELD UNDER DEED OF TRANSFER T52311/2014 and situate at 14 GLOUCESTER ROAD, KENSINGTON, JOHANNESBURG, GAUTENG, in the Magisterial District of Johannesburg Central. **IMPROVEMENTS:** The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: **CONSTRUCTED OF** BRICK WALLS AND METAL ROOF. **MAIN BUILDING:** ENTRANCE HALL, LOUNGE, KITCHEN, SCULLERY, 3 BEDROOMS, BATHROOM, TOILET, COVERED PATIO. **COTTAGE/FLAT:** LOUNGE, KITCHEN, BEDROOM, BATHROOM. **OUTBUILDINGS:** CARPORT, THATCH LAPA, FIRE PLACE, SWIMMING POOL. **PROPERTY ZONED:** RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") **TERMS AND CONDITIONS:** The sale will be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court (as amended) and the relevant provisions of the Consumer Protection Act No. 68 of 2008 (as amended) and the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). The Conditions of Sale may be inspected at THE SHERIFF'S OFFICE, SHERIFF PALMRIDGE at 39A LOUIS TRICHARDT STREET, ALBERTON NORTH, 24 hours prior to the auction. **TAKE NOTICE THAT:** 1. The successful bidder on the day of the sale shall be required to pay to the Sheriff a deposit of ten (10) percent of the purchase price in cash or electronic funds transfer. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Plaintiff and shall be furnished to the Sheriff within twenty-one (21) days after the sale. 2. 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. 3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of one (1) percent of the purchase price per month from date of occupation until date of transfer. 4. All prospective bidders are required to: 4.1 Register with the Sheriff prior to the auction; 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration fee in the sum of R50 000.00 by way of electronic funds transfer prior to commencement of the auction in order to obtain a buyer's card. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S53649.



**Case No: 2019/64107****Docex: 172 Johannesburg****IN THE HIGH COURT OF SOUTH AFRICA**

(Gauteng Division, Pretoria)

**In the application of: FirstRand Bank Limited, Plaintiff and Hussein Kader Govind, Defendant****NOTICE OF SALE IN EXECUTION****2023-10-26, 10:00, SHERIFF VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 17th of November 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 VEREENIGING on THURSDAY the 26th day of OCTOBER 2023 at 10:00 at THE SHERIFF'S OFFICE VEREENIGING, 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING to the highest bidder with no reserve:

CERTAIN: PORTION 422 OF ERF 2281 SAVANNA CITY EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 209 (TWO HUNDRED AND NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1101141/2016

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: Residential (not guaranteed)

The property is situated at 422/2281 HYPOXIS CRESCENT, SAVANNA CITY EXT 1, MIDVAAL and consists of a Dwelling House with a Lounge, Kitchen, 3 Bedrooms, Bathroom, Shower, 2 Wash Closets (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected before the sale at the offices of the said sheriff of the High Court for the district of VEREENIGING situated at 91B GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING 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) Payment of a Registration Fee as required by the sheriff.

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

Dated at Johannesburg, 2023-08-28.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: L GALLEY/LG/103729.

**Case No: 27430/2017****IN THE HIGH COURT OF SOUTH AFRICA**

(GAUTENG LOCAL DIVISION, JOHANNESBURG)

**In the matter between: GAUTENG PARTNERSHIP TRUST t/a GAUTENG PARTNERSHIP FUND (Master's reference number: IT2422/2002) and 12 OTHERS, Plaintiffs and LANDOPOINT (PTY) LTD, Defendant****NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY****2023-10-24, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW**

In the execution of the judgment of the High Court of South Africa, Gauteng Local Division, Johannesburg, in the above mentioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW at 10:00 on 24 October 2023 on conditions read out by the auctioneer prior to the sale, which conditions of sale shall lie for inspection by interested parties at the office of SHERIFF OF THE HIGH COURT, JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW of the undermentioned property:

CERTAIN: Erf 1157 Kenilworth Township, Registration Division I.R., Province of Gauteng measuring 1485 (one thousand four hundred and eighty five) square metres, held by Deed of Transfer number T27903/2016 located at 20 Leonard Street, 4 Diering Street and 6 Diering Street Kenilworth, Johannesburg comprising only of a foundation laid on site. The nature, extent, condition and existence of the property is not guaranteed and is sold voetstoots or "as is".

CONTINUES ON PAGE 130 OF BOOK 2

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6

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Okttober

2023

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PART 2 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

N.B. The Government Printing Works will  
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**AIDS HELPLINE: 0800-0123-22 Prevention is the cure**

**ZONING:** Residential 4. The property is currently vacant and unimproved and is classified as vacant land - zoned and serviced residential.

**RESERVE PRICE:** R3 356 773.19 (three million three hundred and fifty six thousand seven hundred and seventy three rand and nineteen cents)

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (one hundred thousand rand) of the proceeds of the sale and thereafter 3.5% (three comma five percent) on R100 001.00 (one hundred thousand and one rand) to R400 000.00 (four hundred thousand rand) and 1.5% (one point five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 (forty thousand rand) and a minimum of R3000 (three thousand rand), pay a deposit of 10% (ten percent) of the purchase price in case or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (twenty one) day from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for herein.

**TAKE FURTHER NOTICE THAT:**

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the SHERIFF FOR JOHANNESBURG SOUTH, SHOP 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW.

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

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

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

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

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

The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A. THOMAS and/or P. ORA and/or A. JEGELS. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Sandton, 2023-09-14.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Cnr of Fredman and Protea Place, Sandton, Johannesburg, 2196. Telephone: +27 562 1660 / 1617. Fax: +27 11 562 1443. Attorney Ref: T Fuhrmann/V Manko/02000570.

**Case No: 39238/2020**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Dlomo, Nokukhanya Ella, Judgement Debtor**

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

**2023-10-18, 09:00, 39A Louis Trichardt Street, Alberton North**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R359,141.00 will be held by the Sheriff of the High Court Palm Ridge at 39A Louis Trichardt Street, Alberton North, on Wednesday the 18th day of October 2023 at 09h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: **PROPERTY DESCRIPTION:** ERF 718 WATERVALSPRUIT EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG, MEASURING 150 (ONE HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T59122/2018 and situate at 718 MOUTHBROODER STREET, EXTENSION 9, JOHANNESBURG, GAUTENG in the Magisterial District of Ekurhuleni Central IMPROVEMENTS:

The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: **CONSTRUCTED OF BRICK WALLS AND TILED ROOF; MAIN BUILDING: LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM. OUTBUILDINGS: NONE. PROPERTY ZONED: RESIDENTIAL TERMS AND CONDITIONS:** 1. Auction Terms and Conditions and the Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Palmridge at 39A Louis Trichardt Street, Alberton North, 24 hours prior to the auction. 2. The sale will be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together

with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 3. All prospective bidders are required to: 3.1 Register with the Sheriff prior to the auction before 09h00; and 3.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 3.3 Pay to the Sheriff by way of electronic funds transfer a refundable registration fee in the sum of R25 000.00 that must reflect in the Sheriff's bank account prior to the commencement of the auction in order to obtain a buyers card. 4. Advertising costs at current publication rates and sale costs according to court rules, apply. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S56491.

**Case No: 2022/1929**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Genius Chatukuta, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 09:00, 21 HUBERT STREET, WESTGATE, JOHANNESBURG**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 08 FEBRUARY 2023 in terms of which the below property will be sold in execution by the office of Acting Sheriff JOHANNESBURG EAST, MR IAN BURTON OR HIS DEPUTY on WEDNESDAY 25 OCTOBER 2023 at 09:00 at 21 HUBERT STREET, WESTGATE, JOHANNESBURG to the highest bidder subject to a reserve price of R450 000.00.

ERF 437 YEOVILLE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG  
MEASURING 495 (FOUR HUNDRED AND NINETY-FIVE) SQUARE METRES. HELD BY DEED OF TRANSFER NO.T8217/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the property")

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

Main Building: 3 bedrooms, 1 bathroom, 1 lounge, kitchen and 1 toilet

Outbuilding: 1 bedroom - WHICH CANNOT BE GUARANTEED

The property is situated at: 74 BECKER STREET, YEOVILLE, JOHANNESBURG IN THE MAGISTERIAL DISTRICT OF JOHANNESBURG CENTRAL.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 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 by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to 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 property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month. Advertising costs at current publication rates and sale costs according to court rules apply.

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff JOHANNESBURG EAST at 21 HUBERT STREET, WESTGATE, JOHANNESBURG.

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 R50 000.00 (refundable) prior to commencement of the auction in order to obtain a buyer's card



## 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 PALM RIDGE at 39a LOUIS TRICHARDT STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-08-30.

Attorneys for Plaintiff(s): Lowndes Dlamini, 1st floor, 56 Wierda Road East, Wierda Valley, Sandton. Telephone: 011-292-5777. Fax: 011-2925775. Attorney Ref: M PALM/JD/MAT32819. Attorney Acct: The Citizen.

**Case No: 463/2021**

**Docex: 13 Rivonia**

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Boucher, George Frederick, First Execution Debtor and Boucher, Anna Johanna, Second Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 10:00, P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale will be held by the offices of the Acting Sheriff of the High Court Vanderbijlpark at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark on Friday the 27th day of October 2023 at 10h00 of the undermentioned property of the Judgment Debtors subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 351 VANDERBIJL PARK SOUTH EAST NUMBER 2 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 1 315 (ONE THOUSAND THREE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T67571/2015 and situate at 83 DANIE THERON STREET, SOUTH EAST 2, VANDERBIJLPARK, GAUTENG in the Magisterial District of Emfuleni IMPROVEMENTS: The following information is furnished in respect of the improvements, CONSTRUCTED OF FACE BRICK WALLS AND TILED ROOF. MAIN BUILDING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 3 BATHROOMS, 2 COVERED PATIOS. COTTAGE/FLAT: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM, 2 COVERED PATIOS. OUTBUILDINGS: 2 GARAGES, STOREROOM, DOUBLE SHADE CARPORT, TOILET, THATCH LAPA, SWIMMING POOL. PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: 1. This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Acting Sheriff of the High Court Vanderbijlpark, Mr P. Ora at P & L Building, Ground Floor, Corner Frikkie Meyer & Kelvin Boulevard, Vanderbijlpark, 24 hours before the auction. 3. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). 4. All prospective bidders will be required to: 4.1 Register with the Sheriff prior to the auction before 10h00; and 4.2 Produce to the Sheriff at the time of registration proof of identity and residence in the manner contemplated in Chapter 3 Part 1 of the Financial Intelligence Centre Act No. 38 of 2001. 4.3 Pay to the Sheriff a refundable registration deposit in the sum of R10 000.00 that must reflect in the Sheriff's bank account prior to the date of sale by way of electronic funds transfer or in cash. Further information in respect of the aforesaid requirements and compliance with same as well as inspection of the abovementioned property may be obtained from the office of the Sheriff.

Dated at RIVONIA, 2023-09-26.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: VO/S53136.

**Case No: 38640/2021****Docex: 29 Parktown North**

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

**In the matter between: FIRSTRAND BANK LIMITED trading inter alia as FIRSTRAND BANK and as FNB,  
Plaintiff and NKONYANA LIZIWE SHEILLA, identity number 7502030588089, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-19, 10h00, Sheriff of the High Court, Sandton North, Kempton Park/Tembisa, 5 Anemoon Street,  
Glen Marais Ext 1**

Property description E2692 Midstream Estate Ext 31 Township, Registration Division J.R, Province of Gauteng, measuring 900 (nine hundred) square metres in extent Held by Deed of Transfer No T34915/2012

Physical address 170 Mount Augusta Drive, Midstream Estate Ext 31

Zoned: residential

main building/outbuildings/other: 5 bedrooms, 4 bathrooms, TV/living room, dining room, lounge, study, pantry, laundry room, kitchen, 2 garages and swimming pool.

The nature, extent, conditions and existence of the improvements are not guaranteed, warranted or confirmed.

Conditions of sale: kindly take notice that the rules of the auction and conditions of sale may be inspected at the Sheriffs offices, during office hours, at 5 Anemoon Street, Glen Marais Ext 1

Kindly take notice that registration as a buyer is a pre-requisite subject to the following specific conditions:

(a) that the sale in execution is conducted in accordance with the Consumer Protection Act 68 of 2008, as amended, in pursuance of a Judgment granted against the Execution Debtor for money owing to the Execution Creditor; (b) FICA legislation - requirement proof of ID, residential address not older than three (3) months; (c) Registraton Conditions - any prospective buyer is required to register as a prospective purchaser prior to the commencement of the auction and make payment of the requisite fee of R20 000,00 payable by way of EFT (d) The auctioneer shall be a duly authorised auctioneer of the Sheriff of the High Court, Kempton Park/Tembisa

Dated at Johannesburg, 2023-09-20.

Attorneys for Plaintiff(s): A D Hertzberg Attorneys, No 2 Ferngrove, 47 Morsim Road, Hyde Park, Johannesburg. Telephone: 0873781313. Attorney Ref: Ms N. Radlovic/F2857.

**Case No: 364/2020**

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

**In the matter between: Firststrand Bank Limited, Applicant and Renaldo Bothma, ID NO: 8909186212084,  
Respondent**

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

**2023-10-24, 10:00, acting Sheriff Potchefstroom, MR A L Shabalala's Office, 79 Peter Mokaba Street,  
Potchefstroom**

The sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R220 000.00 to the highest bidder, will be held by the acting Sheriff Potchefstroom at Mr A L Shabalala's Office, 79 Peter Mokaba Street, Potchefstroom on 24 October 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: (1) (a) Section No 24 as shown and more fully described on Sectional Plan No SS747/2005 in the scheme known as THE BATS in respect of the land and building or buildings situate at ERF 426 DASSIERAND TOWNSHIP, LOCAL AUTHORITY: TLOKWE CITY COUNCIL of which section the floor area, according to the said sectional plan, is 42 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: ST9347/2014 and subject to such conditions as set out in the aforesaid deed;

(2) An exclusive use area described as PARKERING P24 measuring 17 square metres being as such part of the common property, comprising the land and the scheme known as THE BATS in respect of the land and building or buildings situate at ERF 426 DASSIERAND TOWNSHIP; LOCAL AUTHORITY: TLOKWE CITY COUNCIL, as shown and more fully described on Sectional Plan SS747/2005 held by NOTARIAL DEED OF CESSION NO: SK628/2014 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION

SITUATED: 24 THE BATS, 105 CHIEF ALBERT LUTHULI STREET, DASSIERAND, POTCHEFSTROOM

ZONED: RESIDENTIAL

Improvements: (Please note that nothing is guaranteed and/or no warranty is given in respect thereof)

The property consists of a dwelling with lounge, kitchen, bathroom, shower, loft room and balcony. 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, by bank guaranteed cheque or EFT on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.

3. The property may be 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 Potchefstroom at Mr A L Shabalala's Office, 79 Peter Mokaba Street, Potchefstroom. The office of the acting sheriff Potchefstroom will conduct the sale.

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

a. Directive of the consumer protection act 68 of 2008  
(<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 payable prior to the commencement of the auction in order to obtain a buyer's card.

d. Registration Conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the acting Sheriff, Potchefstroom at Mr A L Shabalala's Office, 79 Peter Mokaba Street, Potchefstroom.

Dated at PRETORIA, 2023-06-06.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17641/R VAN DEN BURG/LVDW.

**Case No: 2022/050271**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: FirstRand Bank Limited, Plaintiff and Mamma Rahaba Sebati (Ramotshela), Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, OLD ABSA BUILDING, GROUND FLOOR, CNR HUMAN AND KRUGER STREET, KRUGERSDORP, GAUTENG PROVINCE**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R250 000.00 (two hundred and fifty thousand rand), by the SHERIFF KRUGERSDORP on 24 OCTOBER 2023 at 10:00 of the following property:

ERF 222 BREANANDA EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

IN EXTENT: 1 390 SQUARE METRES

HELD BY DEED OF TRANSFER NO T20341/2016

STREET ADDRESS: 18 TIPUANA STREET, BREANANDA EXTENSION 2, KRUGERSDORP (MOGALE CITY), GAUTENG PROVINCE situated in the MOGALE CITY (KRUGERSDORP) MAGISTERIAL DISTRICT AND MOGALE CITY MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, GROUND FLOOR CNR HUMAN AND KRUGER STREET, KRUGERSDORP

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

SINGLE STOREY PLASTERED AND PAINTED BRICK DWELLING UNDER A PITCHED TILED ROOF CONSISTING OF 4 BEDROOMS, 2 BATHROOMS, LOUNGE, KITCHEN, 2 GARAGES, SWIMMING POOL, 1 OUTBUILDING AND PAVING

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, GROUND FLOOR, CNR HUMAN AND KRUGER STREET, KRUGERSDORP, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-09-06.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12722.

**Case No: 2022/012052**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FirstRand Bank Limited, Plaintiff and Thengizwe David Zwane, 1<sup>st</sup> Defendant and Nomthandazo Happiness Mlangeni, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-27, 14:00, THE SHERIFFS BRAKPAN, 612 VOORTREKKER ROAD, BRAKPAN**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R320 000.00 (three hundred and twenty thousand rand), by the SHERIFF BRAKPAN on 27 OCTOBER 2023 at 14:00 of the following property:

PORTION 5 OF ERF 1387 LEACHVILLE EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 326 SQUARE METRES

HELD BY DEED OF TRANSFER NO T5967/2010

STREET ADDRESS: 10 (1387) SAPELIE AVENUE, LEACHVILLE EXTENSION 3, BRAKPAN, GAUTENG PROVINCE situated in the EKURHULENI SOUTH-EAST (BRAKPAN) MAGISTERIAL DISTRICT AND CITY OF EKURHULENI LOCAL MUNICIPALITY (BRAKPAN SDC)

PLACE OF SALE: The sale will take place at the offices of the SHERIFF BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN

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

SINGLE STOREY PLASTERED AND PAINTED BRICK DWELLING UNDER A PITCHED TILED ROOF CONSISTING OF A LOUNGE, KITCHEN, 2 BEDROOMS, 1 BATHROOM AND 1 WATER CLOSET

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF BRAKPAN at 612 VOORTREKKER ROAD, BRAKPAN, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-08-28.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12677.

**Case No: 2023/009493**  
**Docex: 172 Johannesburg**

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

**In the matter between: FirstRand Bank Limited, Plaintiff and Thabang Charles Mokone, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, THE SHERIFFS OFFICE, NO 1 FIRST STREET, CULLINAN**

Pursuant to a judgment obtained in the above Honourable Court, a sale in execution will be held, with a reserve price of at least R550 000.00 (five hundred and fifty thousand rand), by the SHERIFF CULLINAN on 26 OCTOBER 2023 at 10:00 of the following property:

ERF 19 GLENWAY ESTATE TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG  
IN EXTENT: 239 SQUARE METRES

HELD BY DEED OF TRANSFER NO T13076/2017

STREET ADDRESS: 2556 (MARKET 19) DRAGON'S BREATH STREET, GLENWAY ESTATE, PRETORIA, GAUTENG PROVINCE situated in the TSHWANE CENTRAL (MAMELODI) DISTRICT AND CITY OF TSHWANE MUNICIPALITY

PLACE OF SALE: The sale will take place at the offices of the SHERIFF CULLINAN at NO 1 FIRST STREET, CULLINAN.

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

SINGLE STOREY PLASTERED AND PAINTED BRICK DWELLING UNDER A PITCHED TILED ROOF  
CONSISTING OF A LOUNGE, KITCHEN, 3 BEDROOMS AND 1 BATHROOM

Zoned for residential purposes.

CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF CULLINAN at NO 1 FIRST STREET, CULLINAN, where they may be inspected during normal office hours.

Dated at Pretoria, 2023-09-11.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12834.

**Case No: 23192/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and TSHILLO MUKHEVHO N.O., 1<sup>st</sup> Defendant, THE MASTER OF THE HIGH COURT, 2<sup>nd</sup> Defendant and IN RE: ESTATE LATE: MALUTA PATRICK MUKHEVHO, 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-20, 10:00, 50 EDWARDS AVENUE, WESTONARIA**

The property is situated at:

ERF 5591 PROTEA GLEN EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T57/1998

SUBJECT TO THE CONDITIONS CONTAINED THEREIN AND ESPECIALLY.

("the mortgaged property")

which is certain, and is zoned as a residential property inclusive of the following: A HOUSE WITH 1 LOUNGE, 1 KITCHEN, 2 BEDROOMS, 1 BATHROOMS

WHICH CANNOT BE GUARANTEED.

The property is situated at: STAND 5591,71 IGOLOGOLO STREET, PROTEA GLEN EXT 4 in the magisterial district of WESTONARIA.

The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R100 000.00 (One Hundred Thousand Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed



of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The rules of this auction will be available at least 24 hours before the auction at the office of the SHERIFF WESTONARIA at 50 EDWARDS AVENUE, WESTONARIA.

Dated at JOHANNESBURG, 2023-09-21.

Attorneys for Plaintiff(s): DRSM ATTORNEYS, BOLTON RAOD, CNR FOURTH, AVENUE, ROSEBANK.  
Telephone: (011) 447 8478. Fax: (011) 447 4159. Attorney Ref: MPONENG/137678.

**Case No: 16189/2012**

**Docex: 306 RANDBURG**

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

**In the matter between: SHACKLETON CREDIT MANAGEMENT (PTY) LTD, Plaintiff and DESIREEE CHARMAINE MOODLEY, 720222 0142 082, 1<sup>st</sup> Defendant and LOGANATHAN MOODLEY, 690417 5065 08 2, 2<sup>nd</sup> Defendant**

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

**2023-10-26, 14:00, Sheriff of Randburg South-West, 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall Park, Randburg**

In execution of judgments of the High Court of South Africa, Gauteng Division Pretoria, in these suits, a sale with a reserve amount of R650 000.00 will be held at the offices of the Sheriff of Randburg South West, at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, on 26th October 2023 at 14h00 in the afternoon, of the undermentioned property of the Execution Debtors, on conditions to be read out by the Auctioneer at the time of the sale and which may be inspected at the office of the Sheriff, 1st Floor, Unit 7, Burnside Office Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, 24 hours prior to the sale. The sale is conducted in accordance with the Consumer Protection Act, Act 68 of 2008 as amended, in pursuant of a judgment granted against the Execution Debtors for money owing to the Execution Creditor.

CERTAIN: Erf 274 Northwold ext 4, Registration Division IQ, Province of Gauteng

In extent 1 000 (one thousand) square metres

Held by Deed of Transfer T37176/2000

Situated at 84 Elnita Avenue Northwold, hereinafter referred to as "the Property".

IMPROVEMENTS (not guaranteed) : a freestanding residential home consisting of a double garage, electric fencing, an electric gate with motor and exterior lighting, lounge area, kitchen, bedrooms and bathrooms.

TERMS: The deposit will be payable in cash or immediate internet bank transfer into the Sheriff's trust account or a bank guaranteed cheque immediately on the property being knocked down to the purchaser, 10% of the purchase price; the balance and interest on the full purchase price at current bond rates payable against registration of transfer, to be secured by a bank, building society or other acceptable guarantee to be furnished within 14 (fourteen) days from the date of sale. Auctioneer's charges are payable and calculated 6% on the first R100 000.00; 3.5% on R100 000.00 to R400 000.00; 1.5% on the balance 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/her trust account), which commission shall be paid by the purchaser.

and must IMMEDIATELY be paid over to the Sheriff simultaneously with payment of the deposit.

KINDLY NOTE THE FOLLOWING:

1. The auction will be conducted by the Acting Sheriff of Randburg South-West, Ms Laila Essop;
  2. All bidders are required to pay R10 000.00 registration fee prior to the commencement of the auction to obtain a bidders card;
  3. All bidders are required to present their identity document together with proof of residence in compliance with the Financial Intelligence Centre Act, Act 38 of 2001.
  4. The Sheriff's contact details are: Office line: 010 880 2947; Cell 1: 084 391 3384; Cell 2: 062 902 6538; [sheriff@sheriffrandburgsw.com](mailto:sheriff@sheriffrandburgsw.com); [reception@sheriffrandburgsw.com](mailto:reception@sheriffrandburgsw.com); [sales@sheriffrandburgsw.com](mailto:sales@sheriffrandburgsw.com);
- Lynn & Main Incorporated, Tel: (011) 784 4852. Ref: D. Woodgett-Breytenbach// BMW2553. Email: [dalenew@lmb.co.za](mailto:dalenew@lmb.co.za).

Dated at Sandton, 2023-09-26.

Attorneys for Plaintiff(s): Lynn & Main Inc., First Floor, Block E, Upper Grayston Office Park, 120 Linden Street, Strathavon, Sandton. Telephone: 0117844852. Attorney Ref: [dalenew@lmb.co.za](mailto:dalenew@lmb.co.za). Attorney Acct: BMW2553.

**Case No: 22/2483**

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

**In the matter between: FARRARMERE COUNTRY ESTATES BODY CORPORATE SECTIONAL TITLE SCHEME, NO. 259/1997, Plaintiff and GORDON HERBERT SHEERING BAMFORD N.O. (Identity number: 280814 5045 088), 1<sup>st</sup> Defendant, EXECUTIVE TRUSTEE (PTY) LTD REPRESENTED BY ROYDEN BRYAN WHITFIELD (Identity Number: 630616 5078 085), 2<sup>nd</sup> Defendant and GORDON HERBERT SHEERING BAMFORD N.O. (Identity number: 590228 5019 081), 3<sup>rd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-11-16, 09:00, 180 Princes Avenue, Benoni**

PURSUANT to a Warrant of Execution of Immovable Property and by virtue of judicial attachment on the 19th day of August 2022 of the following Immovable Property:

a) Section number 1 as shown and more fully described on Sectional Title Plan No. SS259/1997 in the Scheme known Farraremere Country Estates One Section Title Scheme (Scheme No. 259/1997), in respect of which the floor area, according to the said Sectional Plan is 73 (seventy three) 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 and endorsed on the sectional plan held under Deed of Transfer ST 46595/2015.

will be sold in execution by the Sheriff of the Honourable Court Benoni.

PLACE: Sheriff Benoni, 180 Princes Avenue, Benoni

DATE: 16/11/2023

TIME: 09H00

The Conditions of Sale may be inspected at the office of the Sheriff conducting the sale.

Dated at Benoni, 2023-09-27.

Attorneys for Plaintiff(s): JH Olivier Inc Attorneys, No 16, 7th Avenue, Northmead, Benoni. Telephone: 011 425 0640. Attorney Ref: #9.

**Case No: 22623/2019**

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

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

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 10:00, SHERIFF JOHANNESBURG WEST, 139 BEYERS NAUDE DRIVE, FRANKLIN ROOSEVELDT PARK**

A unit consisting of

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

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

IN EXTENT : 45 (FIFTY FIVE) SQUARE METRES;

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

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

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

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

The terms are as follows –

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

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

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

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

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

#### RULES OF AUCTION -

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

#### TAKE FURTHER NOTE THAT -

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

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

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

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

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

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

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

Dated at EDENVALE, 2023-09-27.

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

**Case No: 3995/2019**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: NEDBANK LIMITED, Plaintiff and WILLEM ADRIAAN FRANS VAN DER SANDT, Defendant**

#### NOTICE OF SALE IN EXECUTION

**2023-10-25, 11:00, Sheriff of The High Court - Delmas at 63 RENNIE AVENUE, SUNDRA, VICTOR KHANYE**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB919), Tel: 0861333402 - ERF 26 ELOFF TOWNSHIP, DELMAS/BOTLENG LOCAL MUNICIPALITY, REGISTRATION DIVISION I.R., MPUMALANGA PROVINCE - Measuring 714 m<sup>2</sup> - situated at 26 THE AVE ROAD, ELOFF - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"): LOUNGE, BEDROOM ENSUITE BATHROOM, 2 BEDROOMS, KITCHEN, BATHROOM, ENTERTAINMENT ROOM, DOUBLE CARPORT - (particulars are not guaranteed) will be sold in Execution to the highest bidder, without a reserve price, on 25/10/2023 at 11:00 by Sheriff of The High Court - DELMAS at 63 RENNIE AVENUE, SUNDRA, VICTOR KHANYE. Rules and conditions of sale may be inspected at Sheriff of The High Court - DELMAS at 63 Rennie Avenue, Sundra, Victor Khanye 24 hours prior to the auction. The Purchaser shall on completion of the sale, pay to the Sheriff a deposit of 10% of the purchase price immediately on demand by the sheriff on the day of the sale in cash, by guaranteed cheque or by way of an electronic transfer, provided that satisfactory proof of payment be

furnished immediately on demand to the sheriff. The balance of the purchase price shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, issued by financial institution to be approved by the execution creditor or his attorney and shall be furnished to the Sheriff within 21 days after the date of sale. The Purchaser shall, pay the Sheriff's commission as follows: 6% on the first R100 000.00 of the proceeds of the sale, and 3.5% on the proceeds of the sale exceeding R100 001.00, to R400 000.00, and 1.5% on the balance of the proceeds to the sale, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account). All bidders are required to present their Identity Document together with proof of residence for FICA compliance.

Dated at Pretoria, 2023-09-14.

Attorneys for Plaintiff(s): Stegmanns Inc C/O Leon van den Berg Inc, 30 OR Tambo Street, Middelburg. Telephone: 0861333402. Fax: 0866863903. Attorney Ref: DEB919.

**Case No: 2022/6766**

**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 Prince Kobedi, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-23, 10:00, 4 Angus Street, Germiston**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 02 FEBRUARY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of GERMISTON SOUTH on 23 OCTOBER 2023 at 10:00 at 4 ANGUS STREET, GERMISTON, to the highest bidder with a reserve price of R280 000.00.

CERTAIN: PORTION 520 OF ERF 118 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 250 (TWO HUNDRED AND FIFTY) SQUARE METRES;

HELD: Under Deed of Transfer T3777/2020;

SITUATE AT: 520 PHASE 5B BUHLE PARK STREET, KLIPPOORTJE AL, GERMISTON

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 520 PHASE 5B BUHLE PARK STREET, KLIPPOORTJE AL, GERMISTON consists of: Lounge, Kitchen, 1 x Bedroom and 1 x Separate Toilet OUTBUILDINGS: 3 x Bedrooms and 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH, GERMISTON. The SHERIFF GERMISTON SOUTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

(URL:<http://www.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 Monies.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON SOUTH, GERMISTON, during normal office hours Monday to Friday, Tel: 0118734142/3, 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/MAT40288).

Dated at JOHANNESBURG, 2023-09-05.

Attorneys for Plaintiff(s): Smit Sewgoolam Inc, 12 Avonwold Road, Cnr Jan Smuts Avenue, Private Bag 836, Saxonwold, Johannesburg. Telephone: 011-646 0006. Fax: 011 646 0016. Attorney Ref: JE/mm/MAT40288.

**Case No: 2020/34464**

**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 Moegamat Yasien Davids, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, 51 - 61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 16 NOVEMBER 2021 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG NORTH on 26 OCTOBER 2023 at 10:00 at 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, to the highest bidder with a reserve price of R2 200 000.00.

CERTAIN: ERF 489 EMMARENTIA EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG;

MEASURING: 1 487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY SEVEN) SQUARE METRES;

HELD: Under Deed of Transfer T39390/2016;

SITUATE AT: 5 KEI ROAD, EMMARENTIA EXT. 1

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 5 KEI ROAD, EMMARENTIA EXT 1 consists of: Entrance Hall, Lounge, Kitchen, 3 x Bedrooms, 3 x Bathrooms and Partitioned Flatlet (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 NORTH, 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG. The SHERIFF JOHANNESBURG NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG NORTH, 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 011 334 4397/4398, 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/MAT36347).

Dated at JOHANNESBURG, 2023-09-06.

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/MAT36347.



Case No: 2022/1216

Docex: DOCEX 125, JHB

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Sabir Hussain, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, 410 Jan Smuts Avenue, 1st Floor, Unit 7, Burnside Island Office Park, Craighall, Randburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 23 JANUARY 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of RANDBURG SOUTH WEST on 26 OCTOBER 2023 at 14:00 at 410 JAN SMUTS AVENUE, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, CRAIGHALL, RANDBURG, to the highest bidder with a reserve price.

CERTAIN: SECTION NO. 16 as shown and more fully described on Sectional Plan no. SS353/1994 in the scheme known as PALADINO VILLAS in respect of the land and building or buildings situate at FERNDAL TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 74 (seventy 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 ST140406/2007;

SITUATE AT: UNIT 16, PALADINO VILLAS, LONG AVENUE, FERNDAL

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 16, PALADINO VILLAS, LONG AVENUE, FERNDAL consists of: Lounge, Kitchen, 1 x Bedroom and 1 x Bathroom OUTBUILDING: 1 x Carport, 1 x Visitor's Carport and Swimming Pool in Complex (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 RANDBURG SOUTH WEST, 410 JAN SMUTS AVENUE, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, CRAIGHALL, RANDBURG. The SHERIFF RANDBURG SOUTH WEST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF RANDBURG SOUTH WEST, 410 JAN SMUTS AVENUE, 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, CRAIGHALL, RANDBURG, during normal office hours Monday to Friday, Tel: 010 880 2947, 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/MAT42104).

Dated at JOHANNESBURG, 2023-09-06.

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/MAT42104.

Case No: 2020/1386

Docex: DOCEX 125, JHB

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa bank Limited, Plaintiff and Sayyed Aboollah Hoseini Bagsangani, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, 51 - 61 Rosettenville Road, Unit B1, Village Main, Industrial Park, Johannesburg**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 27 SEPTEMBER 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 NORTH on 26 OCTOBER 2023 at 10:00 at 51 - 61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, to the highest bidder without reserve:

CERTAIN: ERF 511 BRIXTON TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T66769/2007;

SITUATE AT: 83 COLLINS STREET, BRIXTON

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 83 COLLINS STREET, BRIXTON consists of: Kitchen, 23 x Bedrooms, 8 x Bathrooms (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG NORTH, 51-61 ROSETTENVILLE ROAD UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG. The SHERIFF JOHANNESBURG NORTH will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee.

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG NORTH, 51-61 ROSETTENVILLE ROAD, UNIT B1, VILLAGE MAIN, INDUSTRIAL PARK, JOHANNESBURG, during normal office hours Monday to Friday, Tel: 011 334 4397/4398, 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/MAT7451).

Dated at JOHANNESBURG, 2023-09-06.

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/MAT7451.

Case No: 39980/2019

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and GEORGE OSWALD BUCHNER (IDENTITY NUMBER: 341124 5016 080), FIRST DEFENDANT & LEATITIA HENDRIECKA BUCHNER (IDENTITY NUMBER: 680210 0146 086), SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, JOHANNESBURG**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R3 610 234.89, will be held by the SHERIFF OF THE HIGH COURT JOHANNESBURG NORTH at VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, VILLAGE MAIN, JOHANNESBURG on THURSDAY the 26TH of OCTOBER 2023 at 10:00, of the undermentioned property of the Defendants subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG NORTH during office hours.

CERTAIN: ERF 460 NORTHCLIFF EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION I.Q. THE PROVINCE OF GAUTENG

MEASURING 3 230 (THREE THOUSAND TWO HUNDRED AND THIRTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T16513/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 213 MIMOSA ROAD, NORTHCLIFF EXTENSION 2.

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

MAIN BUILDING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, LAUNDRY, FAMILY ROOM, STUDY, 6 BEDROOMS, 4 BATHROOMS, TOILET, DRESS ROOM

OUTBUILDING: 3 GARAGES, 3 CARPORTS, 3 BEDROOMS, 1 BATHROOM, SWIMMING POOL

COTTAGE: 2 BEDROOMS, 2 BATHROOMS, 2 LIVING ROOMS, KITCHEN

WALLS: BRICK

ROOF: SLATE/TILE

PAVING: BRICK.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF JOHANNESBURG NORTH, VILLAGE MAIN INDUSTRIAL PARK UNIT B1, 51/61 ROSETTENVILLE ROAD, MAIN VILLAGE, JOHANNESBURG, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG NORTH.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) All bidders are required to present their identity document together with their proof of residence for FICA compliance;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (e) Registration conditions;
  - (f) Advertising costs at current publication rates and sale costs according to Court rules apply.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT60772.

Case No: 67521/2019

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 NONHLANHLA BUSISIWE CINDI (ID: 760409 0385 081), FIRST DEFENDANT and DEWEY THABANG CINDI (ID: 710808 5813 081), SECOND DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-25, 08:00, NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as VIKING)**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R480 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT SOWETO EAST at NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as VIKING) on WEDNESDAY the 25TH day of OCTOBER 2023 at 08:00 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 SOWETO EAST during office hours.

CERTAIN: ERF 5898 PIMVILLE ZONE 5 TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 264 (TWO HUNDRED AND SIXTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO T6526/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 27 ZABUTE STREET, STAND 5898, PIMVILLE ZONE 5, SOWETO (5898 ZABUTE STREET, PIMVILLE ZONE 5).

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

MAIN BUILDING: SINGLE STOREY WITH LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, CARPORT/GARAGE

OUTBUILDING: FLATLET WITH 1 BEDROOM, 1 BATHROOM.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF SOWETO EAST, NO 5 2ND AVENUE (cnr STATION ROAD), ARMADALE (known as VIKING), 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 SOWETO EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions;
  - (e) Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at PRETORIA, 2023-09-05.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/LJ/MAT58622.

Case No: 15088/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and NKANYISO MFISO MASINA (IDENTITY NUMBER: 750826 5351 085), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 14:00, UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R1 522 000.00, will be held by the ACTING SHERIFF OF THE HIGH COURT RANDBURG SOUTH WEST at UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL on THURSDAY the 26TH of OCTOBER 2023 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST during office hours.

CERTAIN: ERF 1464 BLAIRGOWRIE TOWNSHIP, REGISTRATION DIVISION I.Q. PROVINCE OF GAUTENG

MEASURING 1 006 (ONE THOUSAND AND SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T6021/2020

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 20 PEKIN AVENUE, BLAIRGOWRIE, RANDBURG.

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

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, FAMILY, 4 BEDROOMS, 3 BATHROOMS

OUTBUILDING: 2 GARAGES, 1 CARPORT, SWIMMING POOL

COTTAGE: 2 BEDROOMS, BATHROOM, LIVING ROOM, KITCHEN

WALLS: BRICK/PLASTER/PAINT

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the ACTING SHERIFF RANDBURG SOUTH WEST, UNIT 7, FIRST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL 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 RANDBURG SOUTH WEST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash prior to commencement of auction in order to obtain a buyers card;
  - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (e) Registration conditions.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT74000.



Case No: 19402/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MARGERY JOELENE GELDENHUIS (IDENTITY NUMBER: 810325 0264 086), FIRST DEFENDANT & BOURJENE CHARLTON GELDENHUIS (IDENTITY NUMBER: 831217 5114 082), SECOND DEFENDANT & SHANA MELISSA FORBAY (IDENTITY NUMBER: 870816 0132 080), THIRD DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R572 200.00, will be held by the SHERIFF PRETORIA NORTH EAST at 102 PARKER STREET, RIVIERA, PRETORIA on THURSDAY the 26TH of OCTOBER 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 PRETORIA NORTH EAST during office hours.

CERTAIN: ERF 1463 EERSTERUST EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION J.R. PROVINCE OF GAUTENG

MEASURING 316 (THREE HUNDRED AND SIXTEEN) SQUARE METRES

HELD BY DEED OF TRANSFER T79739/2018

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 165 ROBERT JONES AVENUE, EERSTERUST EXTENSION 2.

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

HOUSE CONSISTING OF: 3 bedrooms, lounge, kitchen, bathroom, toilet, carport.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF PRETORIA NORTH EAST, 102 PARKER STREET, RIVIERA, PRETORIA, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF PRETORIA NORTH EAST.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (d) Registration conditions.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT72681.

Case No: 32897/2022

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 REFILWE MASHABA (IDENTITY NUMBER: 860628 0845 088), FIRST DEFENDANT, REFILWE MASHABA N.O. (IDENTITY NUMBER: 860628 0845 088), SECOND DEFENDANT & MASTER OF THE HIGH COURT (JOHANNESBURG - Administration of Deceased Estates Department), THIRD DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R448 000.00, will be held by the SHERIFF JOHANNESBURG SOUTH at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD cnr TREVOR STREET, GILLVIEW on TUESDAY the 24TH of OCTOBER 2023 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG SOUTH during office hours.

CERTAIN: ERF 1389 TURFFONTEIN TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG

MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NO T19407/2006

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

ALSO KNOWN AS: 20 STANTON STREET, TURFFONTEIN.

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

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

OUTBUILDING: 2 BEDROOMS, TOILET

WALLING: BRICK/PLASTER

PAVING: CONCRETE.

The property is zoned residential.

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

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH.
3. Registration as a buyer is a pre-requisite subject to the conditions, inter alia:
  - (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>);
  - (b) FICA-legislation in respect of proof of identity and address particulars;
  - (c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) by EFT and must reflect in the Sheriff's account prior to the sale;
  - (d) Advertising costs at current publication rates and sale costs according to Court rules, apply;
  - (e) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA;
  - (f) The office of the Sheriff for Johannesburg South will conduct the sale with auctioneers JA Thomas and/or P Ora and/or A Jegels.

Dated at PRETORIA, 2023-09-04.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA. Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: N CROUS/MV/MAT61765.

Case No: 34557/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), PLAINTIFF and MOHAMMED ZAEED ESSACK (IDENTITY NUMBER: 800927 5106 089), DEFENDANT**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, 8 SNUIFPEUL STREET, ONVERWACHT**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R320 000.00, will be held by the SHERIFF OF THE HIGH COURT LEPHALALE at 8 SNUIFPEUL STREET, ONVERWACHT on THURSDAY the 26TH of OCTOBER 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 LEPHALALE during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NO 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS487/2013 IN THE SCHEME KNOWN AS SHADY LEAVES IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT ERF 17737 ELLISRAS EXTENSION 29 TOWNSHIP LOCAL AUTHORITY: LEPHALALE LOCAL MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA ACCORDING TO THE SAID SECTIONAL PLAN IS 58 (FIFTY EIGHT) 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 ST1856/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED

ALSO KNOWN AS: UNIT 4 SHADY LEAVES, SKADUKANT STREET, ELLISRAS EXTENSION 29.

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

OPEN PLAN UNIT CONSISTING OF: SITTING ROOM, KITCHEN, 1 BATHROOM, 1 TOILET, 2 BEDROOMS.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF LEPHALALE, 8 SNUIFPEUL STREET, ONVERWACHT 24 (twenty four) hours prior to the auction.

Take further notice that:

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

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

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

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

(c) Payment of a registration fee of R10 000.00 (Ten Thousand Rand) in cash;

(d) Registration conditions.

Dated at PRETORIA, 2023-09-06.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: R ISMAIL/OM/MAT75253.

Case No: 6298/22

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

In the matter between: EFFICIENT BOARD OF EXECUTORS (PTY) LTD (Execution Creditor) and THERESA SAAYMAN (IDENTITY NO: 8605060235080) (First Execution Debtor), IZAK WILHELM SAAYMAN (IDENTITY NO: 8807015055080) (Second Execution Debtor) and EDUARD JOHANNES SAAYMAN (IDENTITY NO: 8807015054083) 1st to 3rd Execution Debtors are cited as trustees of the JOHANNA MAGDALENA TIER TRUST (IT610/2019) (Third Execution Debtor)

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-16, 10:00, The Sheriff and / or the Deputy Sheriff of Kuilsriver North at the Sheriff's Offices situated at 19 Marais Street, Kuils River, Western Cape**

ERF 1183 KRAAIFONTEIN, IN THE CITY OF CAPE TOWN, REGISTRATION DIVISION PAARL, PROVINCE OF THE WESTERN CAPE

MEASURING: IN EXTENT 496 (FOUR HUNDRED AND NINETY-SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T51615/2019

SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

PHYSICAL ADDRESS: 132 DORP STREET, PEERLESS PARK NORTH, KRAAIFONTEIN, CAPE TOWN, 7570.

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS:

1. The nature, extent, condition, and existence of the improvements are not guaranteed, however, the Sheriff of Kuilsriver North notes the following improvements:

- 1 x Brick Plastered Structure with Asbestos Roof;
- 1 x Double Carport;
- 1 x Tandem Carport;
- 1 x Single Garage;
- 4 x Bedrooms;
- 2 x Lounges;
- 2 x Bathrooms;
- 1 x Kitchen;

FURTHER there shall be a reserve price in the amount of R 1 430 000.00 (One Million Four Hundred and Thirty Thousand Rand) in respect of the sale of the said immovable property.

2. Further, the sale shall be subject to the terms and conditions of the Superior Courts Act and the Rules made thereunder.

3. The purchaser shall pay a deposit of 10% (ten percent) of the purchase price and the auctioneer's commission in cash, EFT (by electronic funds transfer) or by bank guaranteed cheque on the day of the sale, and the balance against transfer to be secured by a Bank or Building Society Guarantee, to be furnished to the Applicant's attorneys and the Sheriff within 21 (twenty-one) days after the date of sale, to be approved by the Execution Creditor's Attorneys.

4. Transfer shall be affected by the attorneys for the Execution Creditor 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 relevant attorneys.

5. The rules of the auction and a full advertisement are available 24 hours before the auction at the offices of the Sheriff of Kuilsriver North, at the Sheriff's Office situated 19 Marais Street, Kuils River, during office hours.

6. The sale will be conducted by the Sheriff of Kuilsriver North with the relevant auctioneers.

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 following conditions, inter alia:

8.1 In accordance with the Consumer Protection Act No. 68 of 2008.

8.2 In accordance with the Financial Intelligence Centre Act No. 38 of 2001: in respect of proof of identity and residential particulars.

8.3 Payment of a Registration Fee of R 15 000.00 (refundable) in cash only, prior to the commencement of the Auction, in order to obtain a buyer's card.

8.4 Registration conditions.

9. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the offices of the Sheriff of Kuilsriver North, at the sheriff's office situated at 19 Marais Street, Kuils River, during office hours.

Dated at TYGERVALLEY, 2023-09-18.

Attorneys for Plaintiff(s): BDP ATTORNEYS INC, Tygervally Chambers One, 27 Willie van Schoor Drive, Tygervally. Telephone: 021 941 7777. Attorney Ref: CJN/ral/MAT40742.

**Case No: 3212/2021**

**Docex: 3**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and KGOSIETSI ASHELY TSINENG, 1<sup>st</sup> Defendant  
and MAMOTHOBI NEANO PRUDENCE TSINENG, 2<sup>nd</sup> Defendant**

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

**2023-10-25, 10:00, SHERIFF'S OFFICE, 6A THIRD STREET, WESTEDENE, BLOEMFONTEIN**

In pursuance of judgments of the above Honourable Court dated 30 NOVEMBER 2021 and 9 JUNE 2022 respectively, and a Writ for Execution, the following property will be sold in execution on 25 OCTOBER 2023 at 10:00 at THE SHERIFF'S OFFICES, 6A THIRD STREET, WESTEDENE, BLOEMFONTEIN.

CERTAIN: ERF 3590 BLOEMFONTEIN (EXTENSION 8), DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE (ALSO KNOWN AS 18 STANLEY ROAD, NOORDHOEK, BLOEMFONTEIN, PROVINCE FREE STATE.)

MEASURING: 991 SQUARE METRES

HELD: BY DEED OF TRANSFER NR T15696/2016

(SUBJECT TO THE CONDITIONS THEREIN CONTAINED)

CONSISTING OF: 1 RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES

CONSISTING OF 4 BEDROOMS, 2 BATHROOMS, 1 DINING ROOM, 1 LOUNGE, A KITCHEN,  
1 OUTBUILDING, A GARAGE CONVERTED INTO A FLAT, AND A SWIMMING POOL. (NOT  
GUARANTEED)

The Purchaser shall pay VAT and a deposit of 10% of the purchase price in cash on the day of the sale, the balance against transfer, to be secured by a bank or building society guarantee, to be approved by the Execution Creditor's attorney, to be furnished to the said Sheriff within TWENTY (20) days after the date of the Sale.

The conditions of sale will lie open for inspection during business hours at the OFFICES OF THE SHERIFF FOR THE HIGH COURT, 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT, 3 SEVENTH STREET, ARBORETUM, BLOEMFONTEIN, PROVINCE FREE STATE.

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

1. Directions of the CONSUMER PROTECTION ACT 68 of 2008 and RULES OF AUCTION (obtainable at [URLhttp://www.iknfo.gov.za/view/DownloadFileAction?id=99961](http://www.iknfo.gov.za/view/DownloadFileAction?id=99961)).

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST, will conduct the sale with auctioneer PETRO ROODT / M ROODT.

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

SIGNED at BLOEMFONTEIN on this the 16TH day of AUGUST 2023

Dated at Bloemfontein, 2023-08-21.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST, 12 BARNES STREET, WESTEDENE, BLOEMFONTEIN. Telephone: 051-50 50 200. Fax: 0862705219. Attorney Ref: PHH/mvdb/ECM499 - E-mail: [maria@mcintyre.co.za](mailto:maria@mcintyre.co.za). Attorney Acct: 00000001.



Case No: ECPERC 96/2020

IN THE MAGISTRATE'S COURT FOR  
(IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF THE EASTERN CAPE, HELD AT PORT  
ELIZABETH)

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor)  
and OCTAVIUS NIGEL AUTRIC PIETERSEN (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 10:00, at the Office of the Acting Sheriff, 7 Mardray Court, 18 Baird Street, Kariega, Eastern  
Cape**

In pursuance of a judgment granted by this Honourable Court on 26 AUGUST 2020, an Order declaring the Defendant's immovable property specially executable on 21 OCTOBER 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R230 000.00 by the Acting Sheriff of The Court KARIEGA at the OFFICE OF THE ACTING SHERIFF, 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA on THURSDAY, 19 OCTOBER 2023 at 10H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE COURT, KARIEGA, 7 MARDRAY COURT, 18 BAIRD STREET, KARIEGA whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 16646 UITENHAGE, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF UITENHAGE, PROVINCE OF THE EASTERN CAPE, IN EXTENT 357 (THREE HUNDRED AND FIFTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NO. T71302/2017, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 4 TERN STREET, ROSEDALE, UITENHAGE, EASTERN CAPE (Magisterial District Nelson Mandela).

IMPROVEMENTS (not guaranteed): Freestanding, Single Storey, Block Walls, Asbestos Roof, Tile Floors, Lounge, Kitchen, 2 Bedrooms, 1 Bathroom.

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

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

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

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

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

(5.3) All bidders are required to pay R15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

(5.4) Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-08-24.

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: A NAIDOO/mm/M28333.

**Case No: 23404/2017**  
**Docex: Cape Town 170**

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

**In the matter between: Business Partners Limited (Execution Creditor) and Eric Cherry Landscaping (Pty) Ltd (First Judgment Debtor), Little Swift Investments 84 (Pty) Ltd (Second Judgment Debtor), Sunbasked Estate 6 CC (Third Judgment Debtor), Clifton Dunes Investments 225 (Pty) Ltd (Fourth Judgment Debtor), Eric Graham Cherry N.O. (Fifth Judgment Debtor), Karen Ahlschlager N.O. (Sixth Judgment Debtor), Ivan Klitzner N.O. (Seventh Judgment Debtor) and Eric Graham Cherry (Eighth Judgment Debtor)**

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

**2023-10-24, 10:00, THE SHERIFF'S OFFICE, CAPE TOWN NORTH, UNIT 17, KILLARNEY PLAZA, 2 KILLARNEY AVENUE, KILLARNEY GARDENS, WESTERN CAPE**

In pursuance of a judgment granted by this Honourable Court on 17 April 2019, and a Warrant of Execution issued thereafter, together with a further order granted on 17 February 2023, the undermentioned immovable property will be sold in execution WITHOUT A RESERVE PRICE by the Sheriff of the High Court CAPE TOWN NORTH at THE SHERIFF'S OFFICE, CAPE TOWN NORTH, UNIT 17, KILLARNEY PLAZA, 2 KILLARNEY AVENUE, KILLARNEY GARDENS, WESTERN CAPE on TUESDAY, 24 OCTOBER 2023 at 10H00, to the highest bidder. Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, CAPE TOWN NORTH, UNIT 17 KILLARNEY PLAZA, KILLARNEY AVENUE, KILLARNEY GARDENS, WESTERN CAPE, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution. The Sheriff, Execution Creditor and/or Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the below-mentioned immovable property.

A Unit consisting of: (a) Section No. 2 as shown and more fully described on Sectional Plan No. SS520/2008, in the scheme known as POWELL PARK in respect of the land and building or buildings situate at MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE of which section the floor area, according to the said sectional title plan, is 196 (ONE HUNDRED AND NINETY-SIX) 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 ST18947/2008. SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 2 POWELL PARK, DEMOCRACY WAY, MILNERTON, CAPE TOWN, WESTERN CAPE.

IMPROVEMENTS (not guaranteed): Plastered Duplex, Corrugated Roof, Fenced. Dwelling: Kitchen, Pantry, Balcony, Store Room, Cement Floors. TAKE FURTHER NOTICE: (1) This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. (2) The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale. (3) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. (4) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer. (5) Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: (5.1) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). (5.2) FICA-legislation: Requirement of proof of ID and residential address and other. (5.3) All bidders are required to pay R10 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (5.4) Sheriff's registration conditions.

Dated at Cape Town, 2023-09-14.

Attorneys for Plaintiff(s): Tim Du Toit Attorneys, 4th Floor SALGA House, 5 Waterkant street, Cape Town.. Telephone: 0215297710. Attorney Ref: CT LANG/mm/M24363.

**Case No: 1167/18**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Execution Creditor) and MORGAN NTSHALI (First Judgment Debtor) and TSHEPANG NTSHALI (Second Judgment Debtor)**

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

**2023-10-19, 10:00, at the Sheriff's Office, 8 Anemone Road, Blydeville, Upington, Northern Cape**

In pursuance of a judgment granted by this Honourable Court on 24 August 2018 and an Order declaring the Respondent's immovable property specially executable on 4 November 2022, and a Warrant of Execution

issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R320 000.00.00 by the Sheriff of the High Court at the SHERIFF'S OFFICE, 8 ANEMONE ROAD, BLYDEVILLE, UPINGTON, NORTHERN CAPE on THURSDAY, 19 OCTOBER 2023 at 10H00, to the highest bidder. Full Conditions of Sale may be inspected at 8 ANEMONE ROAD, BLYDEVILLE, UPINGTON, 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 abovementioned immovable property. ERF 7605 UPINGTON, SITUATED IN THE UPINGTON TOWN EXTENSION 42, //KHARA HAIS MUNICIPALITY, DIVISION GORDONIA, PROVINCE NORTHERN CAPE, IN EXTENT 315 (THREE HUNDRED AND FIFTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER: T1487/2016, SUBJECT TO THE CONDITIONS CONTAINED IN THE TITLE DEED. ALSO KNOWN AS 9 Soutpanskop Street, Mountain View, Upington, Northern Cape. IMPROVEMENTS (not guaranteed): Main Dwelling: Lounge, Kitchen, 3 Bedrooms and 2 Bathrooms. TAKE FURTHER NOTICE: (1) This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. (2) The Purchasers shall pay a deposit of 10% of the purchase price immediately on sale and the balance against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 days after the date of sale. (3) The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of conditions. (4) Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.

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

(5.1) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>). (5.2) FICA-legislation: Requirement of proof of ID and residential address and other. (5.3) All bidders are required to pay R15 000.00 (which is conditionally refundable after conclusion of the sale) registration fee prior to the commencement of the auction in order to obtain a buyer's card. (5.4) Sheriff's registration conditions.

Dated at CAPE TOWN, 2023-08-30.

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/M25373.

**Case No: D7492/2021**

**Docex: 252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and THUBELIHLE NOMPILO MNGOMEZULU, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 10:00, MAGISTRATES COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 02 June 2022 and in execution of the Writ of Execution of Immovable Property issued on the 03 February 2023, the following immovable property will be sold by the Sheriff of the High Court for the district of MELMOTH / ESHOWE / MTUNZINI / NKANDLA on TUESDAY the 24TH day of OCTOBER 2023 at 10H00 at the MAGISTRATES COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI.

ERF 787 ESIKHAWINI J, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU-NATAL

IN EXTENT 338 (THREE HUNDRED AND THIRTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T6418/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Residential (not guaranteed)

The property is situated at 33 (J787) UMKHOMBE STREET, ESIKHAWINI J, RICHARDS BAY, KWAZULU-NATAL / MAGISTERIAL DISTRICT KING CETSHWAYO and consists of:

IMPROVEMENTS: 1 x lounge, 1 x kitchen, 4 x bedrooms, 1 x bathroom, 1 x toilet, 1 x entrance porch (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Melmoth / Eshowe / Mtunzini / Nkandla situated at Unit 6 Downing Place, 63 Piet Retief Street, Melmoth, or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by the office of the Sheriff for Melmoth / Eshowe / Mtunzini / Nkandla Mr S Chetty, duly appointed Sheriff for Melmoth / Eshowe / Mtunzini / Nkandla in terms of Section 2 of the Sheriffs Act 90 of 1986 as amended or the duly appointed Deputy

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

- a. In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>)
- b. Fica -legislation: requirement proof of ID, residential address
- c. Payment of a registration of R15 000-00 (refundable) in cash for immovable property
- d. Registration Conditions.

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

Dated at DURBAN, 2023-09-14.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT103807/KZN. Attorney Acct: M NAIDOO.

**Case No: 15036/2022**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: NEDBANK LIMITED, Plaintiff and LORNE STRYDOM, 1<sup>st</sup> Defendant and ELIZE STRYDOM, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
2022-11-17, 10:00, 5 ANEMOON STREET. GLEN MARAIS, EXT 1**

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

**CASE NUMBER: 15036/2022**

**In the matter between: NEDBANK LIMITED (Reg. No: 1951/000009/06), PLAINTIFF and LORNE STRYDOM (ID No: 770305 5113 080), FIRST DEFENDANT and ELIZE STRYDOM (ID No: 790629 0015 081), SECOND DEFENDANT**

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

In pursuance of a Judgment dated 2 March 2023 and an attachment, the following immovable property will be sold at the Sheriff's Office Kempton Park, 5 ANEMOON STREET, GLEN MARAIS, EXT 1 by public auction on 19 OCTOBER 2023 at 10:00 and the Conditions of Sale will be available for inspection at: 5 ANEMOON STREET, GLEN MARAIS, EXT 1.

ERF 746 WITFONTEIN EXTENSION 41 TOWNSHIP, REGISTRATION DIVISION I.R, THE PROVINCE OF GAUTENG

MEASURING 1 295 (ONE THOUSAND TWO HUNDRED AND NINETY-FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38275/2013

WHICH BEARS THE PHYSICAL ADDRESS: 39 ANTBEAR DRIVE, WITFONTEIN EXTENSION 4, KEMPTON PARK, 1619

The Conditions of Sale may be inspected at the Sheriff's Office Kempton Park, 5 ANEMOON STREET, GLEN MARAIS, EXT 1.

1. TERMS: The purchaser shall immediately on demand pay the sheriff's commission calculated as follows;

- 1.1 6% on the first R100 000.00, and
- 1.2 3.5% on R100 001.00 to R400 000, and
- 1.3 1.5% on the balance of the proceeds of the sale,

DATED AT ROODEPOORT ON THIS \_\_\_\_ DAY OF AUGUST 2023.

VICTOR AND PARTNERS INCORPORATED, C/O ROXANNE BARNARD ATTORNEYS, 4th Floor, Schreiner Chambers, 94 Pritchard Street, JOHANNESBURG. Tel no: (011) 333 7790. Email: [Melissa@victorandpartners.co.za](mailto:Melissa@victorandpartners.co.za). Ref: MLEE/NJ/MAT16676.

Dated at ROODEPOORT, 2023-09-18.

Attorneys for Plaintiff(s): VICTOR AND PARTNERS INCORPORATED, CND OF WILHELMINA AND CHRISTIAAN DE WET ROADS, HIGHCLIFF OFFICE PARK, CONSTANTIA KLOOF. Telephone: 011 831 0000. Attorney Ref: M LEE.

**Case No: 7590/2021P**

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

**In the matter between: ITHALA SOC LIMITED, Plaintiff and SIYABONGA PATIENCE NDAWONDE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-19, 09:00, SHERIFF PIETERMARITZBURG AT 20 OTTO STREET, PIETERMARITZBURG**

In pursuant of a judgment granted on the 03 April 2023, in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on the 19 October 2023 at 09h00 by the Sheriff of the High Court, Pietermaritzburg at 20 Otto Street, Pietermaritzburg to the highest bidder with reserve price of R638,846.15.

Description: ERF 880 PANORAMA GARDENS, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL.

IN EXTENT 672 (SIX HUNDRED AND SEVENTY TWO) SQUARE METRES. HELD BY DEED OF TRANSFER NO. 12115/2017. SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

SITUATED AT: 880 Naven Boulevard, Panorama Gardens, Pietermaritzburg

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAIN BUILDING: IMPROVEMENTS: 3x bedrooms, 1 x dining room, 1 x lounge, 1 x kitchen, 1 x bathroom, tiled roof, plastered walls, aluminium window frames, concrete and wire boundary fence.

(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 conveyances, 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 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 PIETERMARITZBURG. The office of the SHERIFF PIETERMARITZBURG will conduct the sale. Advertising costs at current publication rates and costs according to court rules, apply.

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

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

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

C) Payment of a Registration Fee of R15 000.00 in cash.

D) Registration conditions.

NB: In terms of Rule 46:

1. (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing or amended conditions of sale.

2. (8)(d) any interested party may, not less than 10 days prior to the date of sale 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 PIETERMARITZBURG at 20 OTTO STREET, PIETERMARITZBURG.

Dated at PIETERMARITZBURG, 2023-09-04.

Attorneys for Plaintiff(s): MDLEDLE INCORPORATED, SUITE 201, SECOND FLOOR, PIETERMARITZ STREET, PIETERMARITZBURG. Telephone: 033-345 4022. Fax: 033-3454028. Attorney Ref: MS L MTHETHWA/28212/LIT.



Case No: D1221/2022

Docex: 91

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

In the matter between: **S B Guarantee Company (RF) (Pty) Ltd, Applicant and Leashen Subramoney, First Respondent and Priya Subramoney, Second Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 12:00, Sheriff Durban North at the Sheriff's Office Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 14 March 2023 and a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on 26th October 2023 at 12:00 or so soon as thereafter, by the Sheriff Durban North at the Sheriff's Office Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban to the highest bidder: (Registration closes 11h50am) by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and / or online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as Amended. PROPERTY DESCRIPTION: A unit consisting of: 1.a) Section Number 18 as shown and more fully described on Sectional Plan SS395/2010 in the scheme known as UMDAKANE ESTATE, in respect of the land and building or buildings situate at Kenhill, Ethekeeni Municipality, of which section the floor area, according to the said sectional plan is 207 (Two Hundred and Seven) square metres in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the Sectional Plan, held under Deed of Transfer ST18 26507, 2. An Exclusive Use Area described as GARDEN G18 measuring 498 (Four Hundred and Ninety Eight) square metres, being as such of the common property, comprising the land and the scheme known as UMDAKANE ESTATE in respect of the land and building or buildings situate at KENHILL, in the ETHEKEENI MUNICIPALITY as shown and more fully described on Section Plan Number SS 395/2010, Held under Notarial Deed of Cession Number SK 18 02576 PHYSICAL ADDRESS: Unit 18, Umdakane Estate, 9 Begonia Road, Glenhills, KwaZulu-Natal (Magisterial District - Durban) IMPROVEMENTS: The following information is furnished but not guaranteed: Single storey freestanding, brick walls under tile roof. Floors tiled, x1 lounge and x1 diningroom (open plan), x3 bedrooms, x1 kitchen (open plan with lounge and diningroom), x1 bathroom, x1 toilet, x1 en-suite. Boundary: Fenced (wire mesh), paved driveway, double garage, security at main gate, x2 balconys - wooden floors (the nature, extent, condition and existence of the improvements are not guaranteed, and are sold strictly "voetstoots"). ZONING: Residential (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the Sheriff's offices at Unit 1 / 2 Elation House, 350/352 Stamford Hill Road (Mathews Meyiwa), Morningside, Durban 2. The Auction will be conducted by the auctioneers Allan Murugan (Sheriff), or his Deputy. 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or via electronic transfer immediately after the sale of the property on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of 4.3. of the conditions of sale. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale. 6. Advertising cost at current publication rate and sale cost according to Court rules apply. 7. Registration as a buyer is a pre-requisite subject to the following conditions, inter alia: a) In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadFilesAction?id=9961>) b) Fica- legislation: To provide an original RSA Identity Document and proof of residential address (municipal account or bank statement not older than 3 months). c) Registration closes strictly 10 minutes prior to auction. (11:50am) d) The 10% deposit plus auction commission is payable in cash or by way of an electronic funds transfer immediately on the fall of the hammer, immediately provide proof thereof to the satisfaction of the sheriff. e) Only registered bidders will be allowed into the Auction Room. 8. All bidders physically attending the auction are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 9. All online bidders are required to pay R40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

Dated at UMHLANGA ROCKS, 2023-09-22.

Attorneys for Plaintiff(s): Shephstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/SN/STAN19109.1226.

Case No: 2155/2017

Docex: DOCEX 27

## IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited T/A First National Bank, Plaintiff and Rohith Muniah,  
Identity Number 771105 5162 08 0, Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-25, 10:00, at 18 Suzuka Road, Westmead, Pinetown**

This is a sale in execution pursuant to a judgement obtained in the above honourable court in terms of which the following property will be sold in execution on the 25 October 2023 at 10:00 at, 18 Suzuka Road, Westmead, Pinetown, to the highest bidder with reserve price of R1 304 017.32

Erf 1556 Kloof, Registration Division F.T, Province of Kwazulu - Natal, in extent 4663 (four thousand six hundred and sixty three) square metres; held by Deed of Transfer No. T3182/07.

physical address: 30 Woodside Avenue, Kloof

zoning: residential(nothing guaranteed)

improvements: the following information is furnished but not guaranteed:

A dwelling comprising of - plastered brickwall, tiled roof, lounge, dining room, kitchen, 4 bedrooms (3 bedrooms with built-in cupboards), en-suite, shower & bath and separate toilet. other: double garage, toilet, shower, bath, 2 air conditioning units, alarm system, swimming pool, fenced and electronic gate.

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash 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 for Pinetown, 18 Suzuka Road, Westmead, Pinetown The office of the Sheriff Pinetown will conduct the sale with auctioneers N.B.Nxumalo and/or Mrs S Raghoo. 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.

The full Conditions can be inspected at the offices of the Sheriff of the High Court, Pinetown, 18 Suzuka Road, Westmead, Pinetown 15 days prior to the sale, Our ref; SChetty FIR93/1123

Dated at UMHLANGA, 2023-09-20.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-5705600. Fax: 031 570 5796. Attorney Ref: FIR93/1123. Attorney Acct: Thobani Mthembu.

Case No: 7090/2022

Docex: 252, Durban

## IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL DIVISION, PIETERMARITZBURG)

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

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 10:00, OFFICES OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA**

KINDLY TAKE NOTICE THAT this sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court in the above matter on the 02 MAY 2023 and in execution of the Writ of Execution of Immovable Property issued on the 05 JULY 2023 the following immovable property will be sold by the Sheriff of the High Court for the district of LOWER TUGELA on TUESDAY the 24TH day of OCTOBER 2023 at 10:00 outside the OFFICES OF THE SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA.

## A UNIT CONSISTING OF -

(a) SECTION NUMBER 501 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS520/2008, IN THE SCHEME KNOWN AS STANGER-SANTE FE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT STANGER, KWADUKUZA 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 ST33769/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: Residential (not guaranteed)

The property is situated at SECTION 501 STANGER SANTE FE, 9 RUSSEL STREET, PARKSIDE, STANGER and consists of:

5th Floor in a block of flats called Sante-Fe. Comprising of 3 x bedrooms with built-in cupboards, main ensuite, tiled floors in fair condition. 1 x bath with shower and toilet, tiled floors in fair condition. 1 x lounge and dining room open plan with tiled floor and fair condition. The block of flats have a concrete driveway with brick fencing and metal driveway gate. Building has an elevator in the building (in this respect, nothing is guaranteed).

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

The aforementioned property will be sold on the Condition of Sale, which conditions and rules of this auction and a full advertisement can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Lower Tugela situated at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / KwaDukuza for 15 days prior to the date of sale.

The office of the Sheriff Lower Tugela will conduct the sale with auctioneers R. SINGH (Sheriff) and / or S. REDDY and / or S DE WIT.

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

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

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

c. Payment of a registration of R10 000-00 in cash for immovable property

d. Registration Conditions.

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

Dated at DURBAN, 2023-09-06.

Attorneys for Plaintiff(s): Glover Kannieappan Inc., Office 1A, The Stadium Building, The Lion Match Office Park, 892 Umgeni Road, Durban. Telephone: 0313011539. Fax: 031 301 6895. Attorney Ref: MAT91724/KZN. Attorney Acct: M NAIDOO.

**Case No: 2024/2018**

**Docex: Docex 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and DINESH SAMSUNDER, First Defendant and DEBRYL SAMSUNDER, Second Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-16, 09:00, or as soon thereafter as conveniently possible, at Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane Umbilo**

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 16 OCTOBER 2023 at 09h00 at Sheriff Durban West at No. 32 Melbourne Road, Entrance in Banshee Lane Umbilo, to the highest bidder without reserve: A unit consisting of -

(a) Section No. 44 as shown and more fully described on Sectional Plan No. SS566/1994, in the scheme known as BRIDGEFORT in respect of the land and building or buildings situate at DURBAN, in the ETHEKWINI MUNICIPALITY, of which section the floor area, according to the said Sectional Plan, is 74 (SEVENTY FOUR) square metres in extent; and

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

Held by Deed of Transfer No. ST11390/08 PHYSICAL ADDRESS: 44 BRIDGEFORT, 474 JAN SMUTS HIGHWAY, MAYVILLE ZONING : RESIDENTIAL(NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: A UNIT COMPRISING OF - tiled roof and brick walls on street level; security / electronic gates; carport; MAIN HOUSE: tiled and wooden floor; 3 bedrooms; with built in cupboards; full bathrooms; lounge; kitchen (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within Twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction is available 24hours before the auction at the office of the Sheriff for No. 1 Rhodes Avenue, Glenwood. The office of the Sheriff for DURBAN WEST will conduct the sale with auctioneer N ADAMS. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R20 000.00 in cash.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, DURBAN WEST, No. 1 Rhodes Avenue, Glenwood. REF: MRS CHETTY/S1272/4073.

Dated at Umhlanga, 2023-09-13.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705619. Fax: 0315705796. Attorney Ref: S1272/4073. Attorney Acct: THOBANI MTHEMBU.

**Case No: 761/22**  
**Docex: 031 5369700**

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

**In the matter between: ABSA BANK LIMITED, PLAINTIFF/APPLICANT and A C SWANEPOEL N.O, 1ST DEFENDANT/RESPONDENT and H J SWANEPOEL N.O, 2ND DEFENDANT/RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10H00, AT THE SHERIFF OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 24TH OCTOBER 2023 at 10:00, or as soon as thereafter as conveniently possible, at SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder: DESCRIPTION: A UNIT CONSISTING OF:- a) SECTION NUMBER 71 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS532/1995 IN THE SCHEME KNOWN AS EDEN PALMS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT PALM BEACH IN HIBISCUS COAST MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 108 (ONE HUNDRED AND EIGHT) SQUARE METRES IN EXTENT; AND b) AN UNDIVIDED SHARE IN 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 ST61915/2006, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN. PHYSICAL ADDRESS: UNIT 71 EDEN PALMS, CNR HOULTON & GORVEL DRIVE, PALM BEACH. MAGISTERIAL DISTRICT: UGU MAGISTERIAL DISTRICT. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: SINGLE STOREY PLASTERED WALLS WITH TILE ROOFED UNDER TILE FLOOR DWELLING CONSISTING OF: LOUNGE AND DINING ROOM COMBINED, 2 BEDROOMS, 2 BATHROOM AND TOILET AND GARAGE SEPARATE. OTHER: BOUNDARY FENCED WITH A SWIMMING POOL AND BRAAI AREA PAVED. But nothing is guaranteed in respect thereof. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the SHERIFF'S OFFICE, 17A MGAZI AVENUE, UMTENTWENI, PORT SHEPSTONE. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order granted the the above Honourable Court. 2. The Rules of the Auction and Conditions of Sale may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port

Shepstone, 24 hours prior to the auction.3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> )a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the Sheriff Port Shepstone. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale.7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney, and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price.9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office, 17A Mgazi Avenue, Umtentweni, Port Shepstone.11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations.

Dated at UMHLANGA ROCKS, 2023-09-12.

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: MAT14236.

**Case No: 19570/2022**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and NAGENDRA TYRONE GOVENDER N.O. (in his capacity as Executor in the estate late THUSHYANDAN GOVENDER, Estate number 031433/2021), 1st Execution Debtor / SANDRA CHRISTINA DE BRITO BESTEIRO-GOVENDER (Identity number 7710160234081), 2nd Execution Debtor and TITAN SOLUTIONS PROPRIETARY LIMITED (Registration number 2013/094108/07), 3rd Execution Debtor**

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

**2023-10-17, 11:00, Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand**

In pursuance of a judgment granted on 20 July 2023 in the above Honourable Court and under a writ of execution issued thereafter, the immovable property listed hereunder will be sold in execution on 17 October 2023 at 11:00, by the Sheriff Randburg West at Unit C1, Mount Royal, 657 James Crescent, Halfway House, Midrand, to the highest bidder, subject to a reserve price of R876,000.00:

Description: Portion 34 of Erf 1367 Jukskeipark Estension 2 Township, Registration Division I.Q. Province of Gauteng, measuring 444 square metres, held by Deed of Transfer T87884/2007 ("the property").

Physical address: 34 Sherbourne Place, Quarts Street, Jukskei Park, Randburg.

Zoning: residential.

Improvements: House in Townhouse complex consisting of lounge, family room, kitchen, 3 bathrooms, 2 bedrooms, scullery, store room, 2 garages, braai area, concrete wall, fencing, swimming pool, zozo-hut, flat roof, brick walls and wooden frame windows. The description, extent and/or improvements are not guaranteed.

The terms are as follows: (1) 10% (ten percent) of the purchase price in cash or by way of electronic fund transfer on the day of the sale, and the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be approved by the execution creditor and to be furnished within 21 (twenty-one) days from date of sale. (2) All transfer dues, costs or transfers, arrear levies, rates, taxes and other charges necessary to effect transfer of the property are payable by the purchaser. (3) Auctioneer's charges payable on the day of the sale, to be calculated as follows: 6% on the first R100,000 and then 3.5% on R100,001 to R400,000 and then 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000 and a minimum of R3,000 (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into the Sheriff's account, but exclusive of VAT). (4) The conditions of sale will be read out at the sale and may be inspected prior to the sale at the offices of the Sheriff Randburg West, during office hours. (5) The execution creditor shall have the right to bid at the auction.

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

Take further note that: (1) The Notice of Sale is in accordance with the provisions of Rule 46 of the Uniform Rules of the High Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008 ("CPA"),



and the regulations promulgated thereunder and the "Rules of Auction", where applicable. (2) Prospective bidders must, prior to the commencement of the auction, register as such in terms of the Regulations of CPA by providing proof of identity and residence in terms of the Financial Intelligence Centre Act 38 of 2001 ("FICA"). (3) A refundable registration fee of R50,000 is payable by means of cash or electronic fund transfer upon registration to attend the auction. (4) The Registration Conditions, as set out in the Regulations of the CPA, will apply. (5) A copy of the CPA and the Regulations thereto, are available at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).

Dated at SANDTON, 2023-09-26.

Attorneys for Plaintiff(s): Werksmans Incorporated, The Central, 96 Rivonia Road, Sandton. Telephone: 0115358160. Fax: 0115358660. Attorney Ref: A van der Merwe/FIRS7832.1014.

**Case No: 8266/2021P**

**Docex: 10 Pietermaritzburg**

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

**In the matter between: The Standard Bank of South Africa Limited, Execution Creditor and Sibangani Mfana Hezecial Mncube N.O (in capacity as Executor for estate late Jabulile Witness Mncube), First Execution Debtor, Sibangani Mfana Hezecial Mncube, Second Execution Debtor and The Master of the High Court of South Africa (Pietermaritzburg) (Administration of Deceased Estates Division), Third Respondent**

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

**2023-10-26, 12:00, Sheriff of Pietermaritzburg, 20 Otto Street, Pietermaritzburg**

TAKE NOTICE that in execution of a judgment by default in the above court, a sale in execution, will be held by the Sheriff for the High Court, Uthukela 2 at the Sheriff's office, 06 Symons Road, Estcourt, on 26 October 2023 at 12H00, of the following immovable property, on conditions to be read out by the auctioneer at the time of the sale: Erf 1358 Estcourt Extension 10, Registration Division Fs, Province Of Kwazulu-Natal, In Extent 1198 (One Thousand One Hundred And Ninety Eight) Square Metres; Held By Deed Of Transfer Number T37995/2011 ("the immovable property");

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

1. The property's physical address is: 12 Aloe Street, Estcourt, KwaZulu-Natal (Magisterial District for Uthukela);
2. The improvements consist of: A secured plastered dwelling under tile consisting of 2 bedrooms, 1 lounge, 1 dining room and bathroom
3. The town planning zoning of the property is: General Residential

TAKE FURTHER NOTICE that:

1. This sale is a Sale In Execution pursuant to a judgment obtained in the above Honourable Court on 13 April 2022;

2. The property shall be sold by the Sheriff for the High Court, Uthukela 2, situated at 06 Symons Road, Estcourt, KwaZulu-Natal, to the highest bidder, subject to a reserve price in the amount of R400 000.00;

3. The Rules of the auction are available 24 hours before the auction and may be inspected at the office of the Sheriff for High Court, Uthukela 2,

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

a) In accordance with the Consumer Protection Act 68 of 2008  
(<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 deposit of R10 000.00 in cash only;

d) Registration conditions.

5. The sale will be conducted by the Sheriff for High Court, Uthukela 2, NP Ndlovu and/or Mrs B Luthuli her Deputies as Auctioneers;

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

Dated at Pietermaritzburg, 2023-09-04.

Attorneys for Plaintiff(s): Venns Attorneys, 30 Montrose Park Boulevard, 170 Peter Brown Drive, Victoria Country Club, Montrose, Pietermaritzburg. Telephone: 033 355 3120. Attorney Ref: N Jooste/Seema/36210960.

Case No: 1109/2020

Docex: DOCEX 3, BLOEMFONTEIN

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and BANZI  
PERCIVAL TOLLIE**

(ID NUMBER: 740307 5633 080

**MORWESI JOSEPHINE TOLLIE**

(ID NUMBER: 770726 0349 082), Defendant

NOTICE OF SALE IN EXECUTION

**2023-10-25, 10:00, 6A THIRD STREET, WESTDENE, BLOEMFONTEIN**

In pursuance of a judgment of the above Honourable Court dated 17 March 2022 and a Writ for Execution, the following property will be sold in execution on WEDNESDAY the 17th day of May 2023 at 10:00 at before the Sheriff of BLOEMFONTEIN EAST held at 6A THIRD STREET, WESTDENE, BLOEMFONTEIN.

CERTAIN: PLOT 27 LAKEVIEW SMALL HOLDINGS, DISTRICT BLOEMFONTEIN, PROVINCE FREE STATE

IN EXTENT: 4,2827 (FOUR COMMA TWO EIGHT TWO SEVEN) HECTARES

HELD BY: DEED OF TRANSFER NO T1159/2011

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED.

ALSO KNOWN AS: 27 BARDEN STREET, LAKEVIEW, BLOEMFONTEIN

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN BUILDING: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X LAUNDRY, 1X FAMILY ROOM, 5X BEDROOMS, 2X BATHROOMS, 1X WATER CLOSET. OUT BUILDING: 4X GARAGES, 3X STORE ROOMS. COTTAGE: 4X BEDROOMS, 2X BATHROOMS, 1X LIVING ROOM, 1X KITCHEN. (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, BLOEMFONTEIN EAST.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF, FOR THE HIGH COURT, BLOEMFONTEIN EAST, NO.3, SEVENTH STREET, ARBORETUM, BLOEMFONTEIN.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, BLOEMFONTEIN EAST (P. ROODT) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-08-28.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 051505200. Fax: 0862184922. Attorney Ref: NT2041.

Case No: 138/2020

Docex: DOCEX 3, BLOEMFONTEIN

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and DANIEL BENJAMIN NIENABER (ID NUMBER: 710706 5252 088), 1<sup>st</sup> Defendant and ELMARIE NIENABER (ID NUMBER: 750310 0190 087), Defendant, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-23, 13:15, MAGISTRATE'S COURT, ELS STREET, HEILBRON**

In pursuance of a judgment of the above Honourable Court dated 30 September 2020 and a Writ for Execution, the following property will be sold in execution on MONDAY the 23 October 2023 at 13:15 at before the Sheriff of REITZ held at MAGISTRATE'S COURT, ELS STREET, HEILBRON.

CERTAIN: 881 ORANJEVILLE EXTENSION 1, DISTRICT HEILBRON, FREE STATE PROVINCE

IN EXTENT: 2 650 (TWO THOUSAND SIX HUNDRED AND FIFTY) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T31362/2006

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 76 STRYDOM STREET, ORANJEVILLE

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 4X BEDROOMS, 2X BATHROOMS, 4X GARAGES. (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, REITZ.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court. The Rules of this auction is available 24 hours foregoing the sale at the office of the SHERIFF FOR THE HIGH COURT, 22 DE WET STREET, REITZ.

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

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

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

3. Payment of registration monies.

4. Registration conditions.

The office of the SHERIFF OF THE HIGH COURT, REITZ (WYNAND MINNIE) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2023-08-17.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NN2121.

Case No: 7034/2021

Docex: DX 61, PIETERMARITZBURG

IN THE HIGH COURT OF SOUTH AFRICA  
(PIETERMARITZBURG)

**In the matter between: NEDBANK LIMITED, Plaintiff and WINNIE GRATIA MAJOLA, 1<sup>st</sup> Defendant and ZINHLE NOKUPHIWA MAJOLA, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 12H00, SHERIFF'S OFFICE, 6 SYMONS ROAD, ESTCOURT, 3310**

In pursuance of Judgment in the High Court of South Africa, KwaZulu Natal Division, Pietermaritzburg granted on 19 April 2022 the following immovable property will be sold in execution on 26 OCTOBER 2023 at 12:00 at No 06 Symons Road, Estcourt, 3310 to the highest bidder:-

Erf 259 Wembezi B, Registration Division FS, Province of KwaZulu Natal in extent 300 square metres held under Deed of Transfer NO. T4236/09.

The following information is furnished regarding the property, but is not guaranteed:-

The property is physically situated at 259 Section B Wembezi, Estcourt, KwaZulu Natal and the property consists of land improved by:-

Situated in good suburb of Wembezi B with tiled roof with plastered walls, yard fully fenced with wire mesh consisting of 3 bedrooms, 1 bathroom, 1 kitchen, 2 living rooms and 1 garage.

The full conditions of sale can be inspected at the Sheriff of the High Court, 06 Symons Road, Estcourt, KwaZulu Natal.

TAKE FURTHER NOTICE that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above honourable court;
2. The Rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff of the High Court, 06 Symons Road, Estcourt, KwaZulu Natal.
3. The Auction will be conducted by the Sheriff for Uthukela 2 will conduct the sale with auctioneers NP Ndlovu and/or Mrs B Luthuli.
4. Registration as a buyer is pre-requisite subject to conditions, interalia:
  - a) In accordance to the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/downloadfileaction?id=99961>);
  - b) FICA - legislation: requirement proof of ID, residential address;
  - c) Payment of a registration of R10,000.00 in cash for immovable property;
  - d) Registration conditions.
5. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at PIETERMARITZBURG, 2023-09-01.

Attorneys for Plaintiff(s): BERRANGE INC, SUITE 9, SECOND FLOOR, BLOCK C, TOWN BUSH OFFICE PARK, 460 TOWN BUSH ROAD, MONTROSE, PIETERMARITZBURG, 3201. Telephone: 0338130413. Fax: 0333455824. Attorney Ref: SHAY VENESS. Attorney Acct: [shay@b-inc.co.za](mailto:shay@b-inc.co.za).

Case No: 5189/2022

IN THE MAGISTRATE'S COURT FOR

(THE DISTRICT OF JOHANNESBURG CENTRAL HELD AT JOHANNESBURG)

In the matter between: **STEPHARN INVESTMENTS (PTY) LTD, Plaintiff and MPANA BRAKE MANUFACTURING CC (REGISTRATION NUMBER: 2011/078939/23), 1<sup>st</sup> Defendant and LETCHMEE VALLAMBBHA PREMLAL (IDENTITY NUMBER: 641218 0006 083), 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 11:00, GERMISTON SOUTH SHERIFF, 4 AGNUS STREET, GERMISTON, 1401**

In pursuance of a judgment and warrant granted on 26th day of October 2022 in the above Honourable Court and under a Warrant of Execution issued thereafter the movable property listed hereunder will be sold in execution VOETSTOOTS on 26 October 2023 at 11:00 by the Sheriff of the court Germiston South at Factory 6 Cnr Nancy and Joyce Driehoek Germiston to the highest bidder:-

Certain List Items:

CURING CHAMBERS (RETREADING & REPAIR MACHINE PLANT)  
PRECURRE BUILDING MACHINE  
ENVELOPING MACHINE  
DEDONG MACHINE  
BUFFERING MACHINE  
2 X SKIVING MACHINE  
PRE CARE REPAIR MACHINE  
TREND PREPARATION MACHINE  
CEMENTING MACHINE X 2  
FINAL INSPECTION STAND  
GLUE MIXER  
COMPRESSOR  
WELDING MACHINE  
14 X RIMS

VARUIYS TOOLS  
PALLET JACK  
2 TROLLEY + LADDER  
CONTENT OF PREMISES  
TAKE FURTHER NOTE THAT:

1. This sale is a sale in execution pursuant to a judgement obtained in the above court.
2. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for the Court Germiston South.
3. Registration as a buyer is a pre-requisite subject to specific conditions, inter alia:
  - a) Directive of the Consumer Protection Act 62 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - b) FICA- legislation i.r.o proof of identity and address particulars and FICA Documentation.
  - c) All Powers of Attorney and Mandates in order.
  - d) Payment of a Pre-registration deposit of R2000.00.

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

Dated at Bedfordview, 2023-09-22.

Attorneys for Plaintiff(s): Hutcheon Attorneys, 1 Mirage Road, Bedfordview, 2008. Telephone: 011 454 3221. Fax: 011 454 4527. Attorney Ref: C Beattie/SS/Stepharn Investment.

**Case No: 762/2018**

**Docex: Docex 1 Tygerberg**

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

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited - Plaintiff and Mr Bangilizwe Nation Ngubo - Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-24, 10:00, Kimberley Sheriff, 2 Barrister Street, Kimberley North, Kimberley**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 24th day of October 2023 at 10:00 at Kimberley Sheriff, 2 Barrister Street, Kimberley North, Kimberley by the Sheriff of the High Court, to the highest bidder: Erf 13312 Kimberley situate in the Sol Plaatje Municipality, District Kimberley, Province of the Northern-Cape, in extent: 1077 square metres, held by virtue of Deed of Transfer no. T2997/2005, Street address: 5 Winterberg Avenue, Carters Glen, Kimberley

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location: A dwelling comprising: Entrance Hall, Lounge, Family Room, Dining Room, Study, Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 x W/C, 2 x Out Garages, Servants, Bathroom & W/C & Braai Shelter

Reserved price: The property will be sold subject to a reserve price of R836,333.75.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Kimberley Sheriff.

Dated at BELLVILLE, 2023-09-18.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/4503. Attorney Acct: MINDE SCHAPIRO & SMITH INC.



Case No: 9995/2018

Docex: Docex 1 Tygerberg

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division, Cape Town)

**In the matter between: FirstRand Bank Limited formerly known as First National Bank of Southern Africa Limited - Plaintiff and Mr Yusoof Adams - Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-25, 11:00, STRAND SHERIFF'S OFFICE, 120 MAIN ROAD, STRAND**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 25th day of October 2023 at 11:00 at Strand Sheriff's Office, 120 Main Road, Strand by the Sheriff of the High Court, to the highest bidder: Erf 2460 Strand, situate in the City of Cape Town, Stellenbosch Division, Province of the Western Cape, in extent: 496 square metres, held by virtue of Deed of Transfer no. T90035/1999, Street address: 27 Brewery Road, Weltevreden, Strand

The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct.

Improvements and location: A dwelling comprising: 1 X Bedrooms, 1 x Bathroom, W/C, Kitchen and Lounge

Reserved price: The property will be sold subject to a reserve price of R226,400.00.

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

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

Conditions of sale: Same shall lie for inspection at the offices of the Strand Sheriff.

Dated at BELLVILLE, 2023-08-28.

Attorneys for Plaintiff(s): MINDE SCHAPIRO & SMITH INC, Tyger Valley Office Park II, Bellville. Telephone: 021-918 9009. Fax: 0866116156. Attorney Ref: H CROUS/SS/FIR73/2135. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

Case No: 4119/2021

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION, CAPE TOWN)

**In the matter between: ABSA BANK LIMITED, Plaintiff and ELAINE SCHOEMAN N.O IN HER CAPACITY AS EXECUTRIX OF ESTATE LATE ZWELIBANZI BANZI GALO, Defendant**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 11:00, THE SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER**

The undermentioned property will be sold in execution at THE SHERIFF'S OFFICE, UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER on TUESDAY, 24 OCTOBER 2023, at 11H00 consists of:

CERTAIN: ERF 2983 LANGA, SITUATE IN THE CITY OF CAPE TOWN, DIVISION CAPE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 103 (ONE HUNDRED AND THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NO: T109708/2000 AND T18844/2008

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated at 25 BHUNGA AVENUE, LANGA, CAPE TOWN.

THE PROPERTY IS ZONED: RESIDENTIAL

COMPRISING - (not guaranteed) - SEMI-ATTACHED SINGLE-STOREY, PLASTERED WALLS, ASBESTOS ROOF, CONCRETE & TILE FLOORS, LOUNGE/DININGROOM, OUTSIDE BATHROOM, OUTSIDE TOILET, OUTSIDE BUILDING, HALL & 2 X ROOMS ATTACHED TO MAIN BUILDING, PLASTERED WALLS, CORRIGATED IRON ROOF,

SEMENT FLOORS, CONCRETE & BRICK FENCED BOUNDARY, GENERAL RESIDENTIAL ZONING

The Sale shall be by Public Auction without a reserve price to the highest bidder, subject to the High Court Act and Rules.

1. The purchaser shall pay to the Sheriff a deposit of 10 % of the purchase price in cash, by bank guaranteed cheque or by way of an electronic funds transfer on the day of the sale. The balance shall be paid

against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney and shall be furnished to the sheriff within 21 days after the date of sale.

2. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 7(b). Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 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 registration of transfer.

3. The full conditions of sale may be perused at the offices of the Sheriff of the Court at UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER and will be read out by the Auctioneer prior to the Sale.

4. This Sale is a sale in execution that will be conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a judgement obtained in the above honourable court and will be conducted by the Sheriff, MR F VAN GREUNEN or the Deputy.

5. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the offices of the Sheriff of the Court at UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER.

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

- a) In accordance to the Consumer Protection Act 68 of 2008.
- b) FICA-legislation requirements: proof of ID and residential address.
- c) Payment of a registration fee of R10,000.00 in cash or as approved by the Sheriff.
- d) Registration conditions.

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

Dated at DURBANVILLE, 2023-08-30.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/ST/SD/W0035503.

**Case No: D13493/2018**

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and Thandiwe Winnie Dladla,  
Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-26, 12:00, SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD(  
MATHEWS MEYIWA), MORNINGSIDE, DURBAN**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on the 26TH day of OCTOBER 2023 at 12:00 at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN, by way of physical attendance at the SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDE, DURBAN and or/online by registering on SHERIFF DURBAN NORTH/ACTING SHERIFF DURBAN SOUTH profile on [www.onlineauctions.africa](http://www.onlineauctions.africa) in accordance with the Consumer Protection Act 68 of 2008 as amended:

consists of: Property Description: PORTION 2 OF ERF 422 DUIKER FONTEIN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 936 (NINE HUNDRED AND THIRTY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T05/36342, SUBJECT TO THE CONDITIONS THEREIN CONTAINED;

PHYSICAL ADDRESS: 16 DELVILLE ROAD, REDHILL, DURBAN, 4052 in the Magisterial District of Durban.

ZONING: SPECIAL RESIDENTIAL

IMPROVEMENTS (FURNISHED BUT NOT GUARANTEED)

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story freestanding dwelling consisting of a main dwelling with: 1 lounge; 1 dining room; 3 bedrooms; 1 kitchen; 1 bathroom; 1 toilet; 1 ensuite and a second dwelling with: 2 bedrooms and 1 double garage.

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

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash or by way of an electronic funds transfer at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), MORNINGSIDES, DURBAN.

Take further notice that:

1. This 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 execution debtor for money owing to the execution creditor.

2. The Rules of Auction is available 24 hours before the auction at the office of SHERIFF'S OFFICE, SHERIFF DURBAN NORTH, 350/352 STAMFORDHILL ROAD (MATHEWS MEYIWA), DURBAN.

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

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

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

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

(d) All online bidders are required to pay R 40 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

The auction will be conducted by the Sheriff, ALLAN MURUGAN or his Deputy.

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

Purchaser to pay the sheriff a deposit of 10 per cent of the purchase price in cash or by way of an electronic funds transfer on the day of the sale.

Balance to be paid against transfer and secured by a guarantee issued by a financial institution approved by the execution creditor or his attorney, to be furnished to the sheriff within 21 days after the sale.

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

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

Dated at La Lucia, 2023-09-06.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/RG/MAT1080.

**Case No: D1041/2023**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Local Division, Durban)

**In the matter between: FirstRand Bank Limited, Execution Creditor and SFISO JOSEPH NYAWO  
(IDENTITY NUMBER: 830509 5366 089), Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2023-10-24, 10:00, SHERIFF MELMOTH / ESHOWE / MTUNZI / NKANDLA, MAGISTRATE'S COURT FOR  
THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI**

DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The property which will be put up to auction on the 24TH day of OCTOBER 2023 at 10h00 at the SHERIFF MELMOTH / ESHOWE / MTUNZI / NKANDLA, MAGISTRATE'S COURT FOR THE DISTRICT OF MTUNZINI, 10 HELY HUTCHINSON STREET, MTUNZINI consists of:

Property Description: ERF 3974 ESIKHAWINI H, REGISTRATION DIVISION GU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 337 (THREE HUNDRED AND THIRTY-SEVEN) SQUARE METRES. HELD BY DEED OF TRANSFER NO. T 004857/08 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (in the magisterial district of Durban)

PHYSICAL ADDRESS: 3974 H UMTHIYANE ROAD, ESIKHAWINI, RICHARDS BAY, KWAZULU-NATAL, 3887

ZONING: RESIDENTIAL

IMPROVEMENTS (NOTHING GUARANTEED):

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single storey dwelling consisting of a main dwelling with: 1 x bed room en suite; 1 x 2 bedroom; 1 x kitchen; 1 x open plan sitting room; 1 x bathroom, 1 x garage.

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

The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No. 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash at the time of the sale. The full conditions of sale and the rules of auction may be inspected at the offices of THE SHERIFF MELMOTH / ESHOWE / MTUNZI / NKANDLA AT UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH.

Take further notice that:

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

2. The Rules of Auction are available 24 hours before the auction at the office of THE SHERIFF MELMOTH / ESHOWE / MTUNZI / NKANDLA AT UNIT 6 DOWNING PLACE, 63 PIET RETIEF STREET, MELMOTH.

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;

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

(c) Payment of a registration fee of R15 000.00 (refundable) prior to the commencement of the auction in order to obtain a buyer's card;

The auction will be conducted by the Sheriff, Mr S Chetty or his Deputy.

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

Dated at La Lucia, 2023-09-06.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT20162.

**Case No: 62715/2021**

**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 Jeremiah Refiloe Maoba First Defendant and Tondani Mercy Maoba Second Defendant**

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

**2023-10-25, 08:00, Sheriff Soweto East, No. 5 2nd Avenue, cnr Station Road, Armadale (Known as Viking)**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 17 March 2023, at the office of the Sheriff Soweto East, No. 5 2nd Avenue, cnr Station Road, Armadale (Known as Viking) on 25 October 2023 at 08:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Soweto East, at the same address as above and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Erf 4765 Chiawelo Extension 2 Township, Registration Division: I.Q, Province of Gauteng, Measuring 293 Square Metres, Held by Deed of Transfer no T 41036/2011

Street Address: Erf 4765 Chiawelo Extension 2 Township also known as 4765 Mbokota Street, Chiawelo Extension 2, Soweto, Gauteng Province

Zone: Residential

Nothing Guaranteed in this regard:

Improvements: Dwelling consisting of; 3 x bedrooms, 1 bathroom, lounge, separate toilet, 2 x garages. Take note of the following requirements for all prospective buyers: 1. As required by the specific Sheriff, a refundable registration fee is payable on date of auction. 2. Presentation to the Sheriff of the following FICA documents: 2.1 Copy of Identity Document. 2.2 Proof of residential address. The auction will be conducted the Sheriff BO Khumalo / KE Meso.

Dated at Pretoria, 2023-09-29.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val De Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10246.

Case No: 21100/2022

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: The Standard Bank of South Africa Limited (1962/000738/06), Plaintiff and Indharen Naidoo N.O. First Defendant, Umavathee Naidoo N.O., Second Defendant, Avesh Briglal N.O. (In their capacities as the trustees for the time being of the U & I Family Trust IT377/2011, Third Defendant, Indharen Naidoo, Fourth Defendant and Umavathee Naidoo, Fifth Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 10:00, Sheriff Johannesburg North, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, 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 as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 17 March 2023 at the office of the Sheriff of Johannesburg North, 51/61 Rosettenville Road, Village Main Industrial Park, Unit B1, Johannesburg on 26 October 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff Johannesburg South, 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: Section No. 158 as shown and more fully described on Sectional Plan No. SS 43/1980 in the scheme known as Majestic Towers in respect of the land and building or buildings situate at Parktown Township, Local Authority City of Johannesburg, of which the floor area, according to the said Sectional Plan is 109 square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. Held by Deed of Transfer no. ST 22904/2011 c

Zoned: Residential

Also Known as: Section No. 158 Majestic Towers situate at Parktown Township also known as Section No. 158, Majestic Towers, Cnr Claredon Place & Empire Road, Parktown, Gauteng Province

Nothing guaranteed in this regard:

Improvements: Unit consisting of: 2 x bedrooms, bathroom, lounge, dining room, separate toilet, carport, Basement Park Bay, Balcony.

Take note of the following requirements for all prospective buyers:

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, 2023-09-29.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/10133.

Case No: 91613/2019

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 Matlakala Phyllis Phetla, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-27, 11:00, Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, Pretoria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 15 November 2022 at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, Pretoria on 27 October 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the offices of the Sheriff of 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: Portion 25 of Erf 7266 Soshanguve East Extension 6 Township,

Registration Division: J.R., Province of Gauteng, Measuring: 149 Square metres, Held by Deed of Transfer no. T 14218/2014



Also Known as: Portion 25 of Erf 7266 Soshanguve East Extension 6 Township, also known as 25/7266 Block East Extension 6, Soshanguve, Gauteng Province

Zone: Residential

Improvements: Dwelling consisting of : 2 x bedrooms, bathroom, lounge

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, 2023-09-29.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: S1234/9866.

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**Case No: 9546/2022**

**Docex: 31**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (Reg. No. 2003/029628/07), First Plaintiff and Absa Bank Limited (1986/004794/06), Second Plaintiff and Calvin Matthews Mothle, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-26, 11:00, Sheriff Pretoria North at 102 Parker Street, Riviera, Pretoria**

In pursuance of a judgment and a Writ of Execution of the abovementioned Court, a sale in execution of the undermentioned property is to be held subject to a reserve price as Set by the High Court of South Africa, Gauteng Division, Pretoria, as per Court Order dated 4 May 2023 at the office of the Sheriff Pretoria North East, 102 Parker Street, Riviera, Pretoria on 26 October 2023 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Pretoria North East, at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: Section No. 23 as shown and more fully described on Sectional Plan No. SS 15/1985 in the scheme known as Overton in respect of the land and building or buildings situate at Erf 1956 Silverton Township, Local Authority City of Tshwane Metropolitan Municipality, of which the floor area, according to the said Sectional Plan is 57 square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan. Held by Deed of Transfer no. ST 60289/2018

Street Address: Section No. 23 Overton situate at Erf 1856 Silverton Township, also known as Unit 23, Door C402, Overton, Silverton, Pretoria, Gauteng Province

Zone: Residential

Northring Guaranteed in this regard;

Unit consisting of: 1 x lounge, 1 x kitchen, 2 x bedrooms, 1 x bathroom, Under cover Parking. 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, 2023-09-29.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1093.

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Case No: 3233/2022

Docex: 31

## IN THE HIGH COURT OF SOUTH AFRICA

(Limpopo Division, Polokwane)

**In the matter between: Absa Home Loans Guarantee Company (RF) Proprietary Limited (12003/029628/07), First Plaintiff and Absa Bank Limited (Reg. no. 1986/004794/06), 1<sup>st</sup> Defendant and Mulisa Parick Mahafha, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-25, 10:00, Sheriff Polokwane, 66 Platinum Street, Ladine, Polokwane**

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 R950 000.00 as set by the High Court of South Africa, Limpopo Division, Polokwane, as per Court Order dated 3 November 2022 at the Office of the Sheriff Polokwane, at 66 Platinum Street, Ladine, Polokwane on 25 October 2023 at 10:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Polokwane, 24 hours prior to sale, 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 1421 Ivy Park Extension 20 Township, Registration Division: L.S., Limpopo Province Measuring 365 Square metres, Held by Deed of Transfer No. T 2562/2020

Situated at: Erf 1421 Ivy Park Extension 20 Township also known as 85 Bafana Avenue, Ivy Park, Polokwane, Limpopo Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Single Freestanding dwelling with brick wall with, tiled roof & tiled floors consists of: 1 x lounge, 1 x dining room, 4 x bedrooms, 1 x kitchen, 2 x bathrooms, 2 x toilets, 1 x garage, Other Building: Electric Fence and Paving

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

Directive of the consumer protection Act 68 of 2008

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

1. As required by the specific Sheriff, a refundable registration fee of R15 000.00 is payable prior to the commencement of the auction in order to obtain a buyers card. 2. The Sale in Execution is conducted in accordance with the consumer protection Act 68 of 2008 as amended, in pursuant of a Judgement Granted against the Defendant of money owing to the Plaintiff. 3. All Bidders must be FICA complaint: 3.1 Copy of Identity Document. 3.2 Proof of residential address. The auction will be conducted by the sheriff AT Rolehlaka, or her deputy.

Dated at Pretoria, 2023-09-29.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug Street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1210.

Case No: D11227/2022

Docex: 031-3122411

## IN THE HIGH COURT OF SOUTH AFRICA

(KWAZULU-NATAL LOCAL DIVISION, DURBAN)

**In the matter between: FIRSTRAND BANK LIMITED, APPLICANT and NOMUSA DOROTHY MAVUNDLA, RESPONDENT**

## NOTICE OF SALE IN EXECUTION

**2023-10-19, 10:00, Sheriff's Office Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 19 OCTOBER 2023 at 10h00 at the Sheriff's Office Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban, consisting of:

Description:

A unit consisting of-

(a) Section No. 28 as shown and more fully described on Sectional Plan No. SS 204/1988 in the scheme known as FRENOLEEN in respect of the land and building or buildings situate at DURBAN ETHEKWINI MUNICIPALITY, of which section the floor area according to the said Sectional Plan is 74 (SEVENTY FOUR) square metres in extent; and

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

HELD BY DEED OF TRANSFER NO. ST 19782/08 and subject to such conditions as set out in the aforesaid deed

Physical Address: FLAT/UNIT NO. 55 (SECTION NO. 28) FRENOLEEN, 551 MAHATMA GANDHI ROAD, DURBAN, in the Magisterial District of eThekweni

IMPROVEMENTS: a sectional title unit consisting of 1 lounge, 1 dining room, 1 kitchen, 1 bedroom, 1 bathroom, 1 toilet and an enclosed balcony.

The property is zoned: Residential

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

The full conditions of sale shall lie for inspection at the Office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban for 15 days prior to the date of sale.

TAKE FURTHER NOTE THAT;

1. This sale is a sale in execution pursuant to a Judgement obtained in the above court.
  2. The Rules of this auction and full advertisement is available 24 hours before the auction at the Office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.
  3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  4. FICA - legislation i.r.o proof of identity and address particulars.
  5. Payment of a Registration Fee of R 15 000 in cash.
  6. Registration conditions.
  7. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or D NAICKER.
  8. Advertising costs at current publication rates and sale costs according to court rules apply.
- Dated at Durban, 2023-08-30.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: D3585/2021**

**Docex: 031-3122411**

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 MOHAMED SADECK MOOSA DAWOOD, Identity Number: 760130 5273 086, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2023-09-07, 10:00, Sheriff's Office 4 Arbuckle Road, Windermere, Durban**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 7 September 2023 at 10h00 at the Sheriff's Office of Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban, consisting of:

Description:

A unit consisting of-

(a) Section No. 34 as shown and more fully described on Sectional Plan No. SS204/1981 in the scheme known as MARBLE ARCH DURBAN in respect of the land and building or buildings situate at DURBAN in the ETHEKWINI MUNICIPALITY, of which section the floor area according to the said Sectional Plan is 43 (FORTY THREE) square metres in extent; and

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

HELD BY DEED OF TRANSFER NO. ST 26214/2016 and subject to such conditions as set out in the aforesaid deed

Physical Address: DOOR NO. 75, UNIT 34 MARBLE ARCH, 87 PETER MOKABA RIDGE ROAD, MUSGRAVE, DURBAN, in the Magisterial District of eThekweni

IMPROVEMENTS: Main Dwelling : Bachelor flat with 1 x bedroom, open plan dining and lounge, carpet floor, 1 x shower with toilet, 1 x balcony, 1 x kitchen with built in cupboards, concrete wall, concrete roof

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

The full conditions of sale shall lie for inspection at the Office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban for 15 days prior to the date of sale.

TAKE FURTHER NOTE THAT;

1. This sale is a sale in execution pursuant to a Judgement obtained in the above court.
2. The Rules of this auction and full advertisement is available 24 hours before the auction at the Office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia; Directive of the Consumer Protection Act 68 of 2008, URL Reference Number (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
4. FICA - legislation i.r.o proof of identity and address particulars.
5. Payment of a Registration Fee of R 15 000 in cash.
6. Registration conditions.
7. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or SD NAICKER.
8. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at Durban, 2023-08-24.

Attorneys for Plaintiff(s): RAMDASS & ASSOCIATES, 308-310 Problem Mkhize Road, Berea, Durban 4001. Telephone: 031-3122411. Fax: 031-3122730. Attorney Ref: Mr D J Stilwell/vs.

**Case No: 7566/2018**

IN THE MAGISTRATE'S COURT FOR

(GERMISTON SUB DISTRICT OF EKURHULENI CENTRAL HELD AT GERMISTON)

**In the matter between: THE BODY CORPORATE OF THE KIRSTEN MEWS, SECTIONAL TITLE SCHEME, NO. 181/1996, Plaintiff and SECTION 50 KIRSTEN MEWS CC (REGISTRATION NO: CK98/07471/23), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-18, 11:30, 22 Voortrekker Avenue, Cnr 2nd Street, Edenvale**

CERTAIN PROPERTY:

1. Unit 50 Kirsten Mews Body Corporate situated in the City of Ekurhuleni Metropolitan Municipality measuring 76 square meters in extent and of an undivided share in the common property apportioned thereto, held by deed of transfer ST25141/1998.

PHYSICAL ADDRESS: Unit 50 Kirsten Mews Body Corporate, 52 Smith Avenue, Edenglen

THE PROPERTY IS ZONED: RESIDENTIAL

IMPROVEMENTS: The following information is furnished but not guaranteed:

1X LOUNGE

2XBEDROOMS

1X KITCHEN

MAIN BUILDING

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

1. The Purchaser shall in addition to the Sheriff's commission, which is 6%(six percent) on the proceeds of the sale up to a price of R100 000,00 (One Hundred Thousand Rand) and thereafter 3.5% (three comma five percent) up to a maximum fee of R40 000.00 (Forty Thousand Rand) plus Vat thereon; and

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

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

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at Sheriff, Germiston North, 22 Voortrekker Avenue, Cnr 2nd Street, Edenvale.

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

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

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

C) Payment of a Registration Fee of R50 000.00 in cash.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of The Offices of the Sheriff, Germiston North, 22 Voortrekker Avenue, Cnr 2nd Street, Edenvale

Dated at JOHANNESBURG, 2023-05-03.

Attorneys for Plaintiff(s): KARNAVOS ATTORNEYS AND NOTARIES, Office 111 AMR Office Park, 3 Concorde Road East, Bedfordview. Telephone: 082 813 4715. Fax: 086 5528 186. Attorney Ref: MR S KARNAVOS.

**Case No: 24231/2020**

**Docex: 346 RANDBURG**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant/Plaintiff and  
ADOLPH: JOHN GINA Execution Debtor/Defendant**

**NOTICE OF SALE IN EXECUTION**

**2023-10-25, 10:00, SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE  
ALSO AT 813 STANZA BOPAPE STREET) ARCADIA**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 23RD JUNE 2023 in terms of which the following property will be sold in execution on 25TH October 2023 at 10H00 by the SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET) ARCADIA to the highest bidder with reserve of R208 000.00, A Unit consisting of - Section Number 71 as shown and more fully described on Sectional Plan No. SS 57/2006 in the scheme known as PLATTEBERG in respect of the land and building or buildings situate at ERF 1082 EQUESTRIA EXTENSION 169 TOWNSHIP, Local Authority CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 78 (SEVENTY-EIGHT) SQUARE METRES in extent; and 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 ST40696/2006, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORSAID TITLE DEED. Situated at: 71 PLATTEBURG, 30 VLOTTENBURG STREET, EQUESTRIA, ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2BEDROOMS, 2BATHROOMS, (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 PRETORIA EAST. The office of the SHERIFF PRETORIA 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 R100 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF PRETORIA EAST at 813 STANZA BOPAPE STREET, ARCADIA

Dated at SANDTON, 2023-08-08.

Attorneys for Plaintiff(s): RAMUSHU MASHILE TWALA INC., LIBERTY LIFE OFFICE PARK, 171 KATHERINE STREET, BUILDING 2, 2ND FLOOR, STRATHAVON, SANDTON. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: SMnokwe/NK/MAT9854.



**Case No: 2018/14944**

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

**In the matter between: THE BODY CORPORATE DOGON-ASHANTI, NO. 194/2008, Plaintiff and KARABO  
TEBOGO RAPOO (ID NO: 740925 0315 088), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-30, 10H00, 21 HUBERT STREET, JOHANNESBURG CENTRAL**

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

**Case Number: 2018/14944**

**In the matter between: THE BODY CORPORATE DOGON-ASHANTI, NO. 194/2008, Execution  
Creditor and KARABO TEBOGO RAPOO (Identity No: 740925 0315 088), Execution Debtor**

NOTICE OF SALE IN EXECUTION/ AUCTION

In Execution of a Judgment of the High Court of South Africa, (Gauteng Local Division Johannesburg) in the above-mentioned suit, the Property shall be sold by the Sheriff JOHANNESBURG CENTRAL, to the highest bidder and will be held at 21 HUBERT STREET, JOHANNESBURG on 30 OCTOBER 2023 At 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at the office of the SHERIFF JOHANNESBURG CENTRAL 21 HUBERT STREET, JOHANNESBURG prior to the sale.

CERTAIN:

A unit consisting of SECTION NO. 210 as shown and more fully described on Sectional Plan No. SS194/2008 in the scheme known as DOGON-ASHANTI in respect of the land and building or buildings situate at ANDERSON ROAD, MARSHALLTOWN, JOHANNESBURG

MEASURING :68 (SIXTY-EIGHT) Square Meters

An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan; and

Held by Deed of Transfer ST32751/2008.

Situated in the Magisterial District of JOHANNESBURG CENTRAL.

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

TWO BEDROOMS, 1 BATHROOM, PLAN KITCHEN AND DINING/ LOUNGE.

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 offices of the sheriff as set out above.

Dated at JOHANNESBURG, 2023-09-11.

Attorneys for Plaintiff(s): ALAN LEVY ATTORNEYS INC, 31 OXFORD ROAD, FOREST TOWN - JOHANNESBURG. Telephone: 0100018209. Attorney Ref: DEB13069/Mr A Levy/ts. Attorney Acct: ALAN PAUL LEVY.

**Case No: 2022-007611**

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

**In the matter between: SS COURTYARD T/A OAKDENE GARDENS BODY CORPORATE (SS Number: 107/2000) - Applicant and RAMAIFO MMAMMEUDI ANDRIES (Identity Number: 721216 5362 08 2) - First Respondent, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Second Respondent and FIRST RAND BANK LTD - Third Respondent**

AUCTION - NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2023-10-24, 10:00, Sheriff Johannesburg South - Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

In PURSUANCE of judgment in the High Court for the District of Johannesburg and a Warrant of Execution dated 28 April 2023, the property listed below will be sold in execution by the Sheriff Johannesburg North, on the 24th of October 2023 at Sheriff Johannesburg South at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, at 10:00 to the highest bidder.

PROPERTY:

1. UNIT 55 in the scheme known as Courtyard T/A Oakdene Gardens Body Corporate, with scheme number 107/2000, under Title Deed ST5221/2002, which is better known as UNIT 55 COURTYARD T/A OAKDENE GARDENS BODY CORPORATE, 2 SOUTH STREET, OAKDENE, JOHANNESBURG SOUTH, in the city of Johannesburg City Local Municipality of which section the floor area, according to the sectional plan 91 (Ninety One square metres) sqm. in extent; and

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

3. Held by Deed of Transfer ST5221/2002.

ALSO KNOWN AS: UNIT 55 COURTYARD T/A OAKDENE GARDENS BODY CORPORATE, 2 SOUTH STREET, OAKDENE, JOHANNESBURG SOUTH.

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

The property comprising of: Unknown

#### THE CONDITIONS OF SALE

10% of the purchase price and the sheriff's costs in cash on the day of the sale and the balance payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Johannesburg South within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff Johannesburg South at Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview.

Dated at ROODEPOORT, 2023-09-08.

Attorneys for Plaintiff(s): Schuler Heerschoop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley, 1735. Telephone: (011) 763 3050. Attorney Ref: VO/rc/OAK4/0001.

Case No: 4703/2021

Docex: 351

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07), Plaintiff and TEBOHO GODFREY HLAHANE (IDENTITY NUMBER: 8910265356081), 1<sup>st</sup> Defendant AND PULENG ELIZABETH HLAHANE (IDENTITY NUMBER: 8908240466082), 2<sup>nd</sup> Defendant**

#### NOTICE OF SALE IN EXECUTION

**2023-10-26, 08:00, Sheriff of the High Court Sasolburg at 20 Riemland Street, Sasolburg**

In pursuance of a judgment and warrant granted on 15 September 2022 and 13 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 26 October 2023 at 8:00 by the Sheriff of the High Court Sasolburg at 20 Riemland Street, Sasolburg to the highest bidder subject to a reserve price of R641 636.00:- CERTAIN: ERF 11297 SASOLBURG EXT 45 SITUATED: 19 Da Gama Street, Sasolburg DISTRICT: PARYS, PROVINCE FREE STATE MEASURING: 1180 (ONE THOUSAND 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: 3 x Bedrooms; 2 x Bathrooms; 1 x Lounge; 1 x Dining Room; 1 x Kitchen; and 2 x Garages. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANTS, TEBOHO GODFREY HLAHANE (IDENTITY NUMBER: 8910265356081) and PULENG ELIZABETH HLAHANE (IDENTITY NUMBER 8908240466082), under their names under Deed of Transfer No. T20163/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Sasolburg at 20 Riemland Street, Sasolburg. SANRI ROSSOUW, ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/WE/IC000400, C/O VAN WYK & PRELLER INCORPORATED, 67 President Paul Kruger AveNUE, Universitas, Bloemfontein, 9321, E-mail: [karen@vwpbfn.co.za](mailto:karen@vwpbfn.co.za), Fax: (051) 534 6381, Tel: (051) 534 4846 / (051) 522 1010, DOCEX 25, BLOEMFONTEIN

Dated at Pretoria, 2023-09-28.

Attorneys for Plaintiff(s): LGR Incorporated, FIRST FLOOR, SILVER WELL RETAIL AND OFFICE PARK, 27 GRAHAM ROAD, SILVER LAKES, PRETORIA, PO BOX 2766, PRETORIA, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: [werasmus@lgr.co.za](mailto:werasmus@lgr.co.za), REF. SR/WE/IC000400. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000400.

Case No: 22878/2022

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 TSAMUKELE LINDUKUTHULA MKHIZE (IDENTITY NUMBER: 8902105347081), Defendant**

## NOTICE OF SALE IN EXECUTION

**2023-10-26, 10:00, Sheriff of the High Court Ladysmith at Office 10 Hunter Road, Ladysmith, 3370**

In pursuance of a judgment and warrant granted on 2 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 26 October 2023 at 10:00 by the Sheriff of the High Court Ladysmith at Office 10 Hunter Road, Ladysmith, 3370 to the highest bidder subject to a reserve price of R538 960.00:- CERTAIN: ERF 17041 LADYSMITH EXTENSION 20 SITUATED: 10 IPIGOGO Street, Hyde Park, Ladysmith, 3370 MAGISTERIAL DISTRICT: UTHUKELA REGISTRATION DIVISION:G.S., PROVINCE OF KWAZULU-NATAL MEASURING: 300 (THREE HUNDRED) 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 Building with tiled Roof; 2 x Bedrooms; 1 x Dining Room; 1 x Kitchen; 1 x Toilet together with bathroom; and Wire Fence Boundary. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, SAMUKELE LINDUKUTHULA MKHIZE (IDENTITY NUMBER: 8902105347081), under his name under Deed of Transfer No. T39506/2015. The full conditions may be inspected at the offices of the Sheriff of the High Court Ladysmith at Office 10 Hunter Road, Ladysmith, 3370 24 hours prior to the auction. Take further notice that: 1. This sale in execution is conducted in accordance to the Consumer Protection Act 69 of 2009 as amended, in pursuant of an order granted against the Defendant for money owing to the plaintiff and judgment obtained in the above court. 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 (Not older than 3 months). c) Payment of a registration fee of R10 000.00 in cash or EFT. d) Registration conditions. Strict Covid-19 government regulations apply. We have the right to disallow person that do not adhere to regulations. The office of the Sheriff for Ladysmith will conduct the auction with Sheriff Mr R Rajkumar or his deputy. Advertising costs at current publication rates and sale costs according to court rules, apply. 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: [verasmus@lgr.co.za](mailto:verasmus@lgr.co.za), REF. SR/WE/IC000506

Dated at Pretoria, 2023-09-28.

Attorneys for Plaintiff(s): 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: [verasmus@lgr.co.za](mailto:verasmus@lgr.co.za), REF. SR/WE/IC000506. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000506.

**PAUC****PUBLIC AUCTIONS, SALES AND TENDERS  
OPENBARE VEILINGS, VERKOPE EN TENDERS**

**VENDOR AUCTIONEERS  
BOOST OXYGEN SOUTH AFRICA  
(Master's Reference: T1085/23)  
ONLINE AUCTION OF MOVABLE ASSETS  
2023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditor.co.za](http://www.venditor.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5279

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**VENDOR AUCTIONEERS  
BIG LITTLE CREEK  
(Master's Reference: T1025/23)  
ONLINE AUCTION OF MOVABLE ASSETS  
22023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditor.co.za](http://www.venditor.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5276.

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**VENDOR AUCTIONEERS  
MORELETA PIZZERIA  
(Master's Reference: T165/23)  
ONLINE AUCTION OF MOVABLE ASSETS  
2023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditor.co.za](http://www.venditor.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5282.

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**VENDOR AUCTIONEERS  
PRINT KINGS  
(Master's Reference: T0619/23)  
ONLINE AUCTION OF MOVABLE ASSETS  
2023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.venditor.co.za](http://www.venditor.co.za). Email: [monique@venditor.co.za](mailto:monique@venditor.co.za). Ref: L5228.

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**JADE CAHI**  
**IN LIQUIDATION: DIRECT ENGINEERING CO (PTY) LTD**  
**(Master's Reference: G619/2023)**  
**LIQUIDATION AUCTION**

**2023-10-11, 12:00, ONLINE AUCTION: [bid.cahi.co.za](http://bid.cahi.co.za)**

ENGINEERING WORKSHOP, MACHINERY AND EQUIPMENT LOCATED AT VARIOUS LOCATIONS.

The terms is: R15 000 registration deposit and special conditions as indicated on auction terms.

"This information is subject to change without prior notice"

ELIZCE DAUBERMANN, CNR GRAHAM & ALEXANDER ROADS, TIJGER VALLEY, PRETORIA.  
Tel: 012-940 8686. Web: [www.cahi.co.za](http://www.cahi.co.za). Email: [auctions@cahi.co.za](mailto:auctions@cahi.co.za). Ref: IN LIQUIDATION: DIRECT ENGINEERING.

**Asset Auctions (Pty) Ltd**  
**Martha Makanda**  
**(Master's Reference: G1252/2022)**

Live Webcast Auction  
[online.assetauctions.co.za](http://online.assetauctions.co.za)

**2023-10-10, 11:00, Unit 127 The Links, 11 Sterretjie Street, Wilgeheuwel, Roodepoort, Gauteng**

Acting on instructions from the Trustee, in the matter of Martha Makanda (Insolvent Estate) MRN G1252/2022, we will sell by way of public auction the above following

2 Bedroom Unit comprising of: Open Plan Living Area, Enclosed Patio, 2 Bedrooms, 1 Bathroom, Kitchen, 1 Carport, Visitors Parking 24 Hours Security Guard

Viewing: By appointment with the Auctioneer | [online.assetauctions.co.za](http://online.assetauctions.co.za) | Auction Terms: R10 000.00 Refundable deposit on registration by way of EFT | 10% Of the purchase price on the fall of the hammer | Balance within 30 days | ID Document & proof of residence required for FICA

Pieter Rushmer, 82 Graniet Rd, Valley Settlements. Tel: 0114524191. Fax: 0866966612. Web: [www.assetauctions.co.za](http://www.assetauctions.co.za). Email: [pieter@assetauctions.co.za](mailto:pieter@assetauctions.co.za). Ref: 2873.

**Park Village Auctions**  
**Stand 30 Gateway Manor CC (in liquidation)**  
**(Master's Reference: G656/2020)**

**AUCTION NOTICE**

**2023-10-12, 11:00, 30 Gateside Manor, 12 Gateside Avenue, Broadacres (Erf 74 measuring 525 Square metres)**

Double Storey Free-standing dwelling with four bedrooms, three bathrooms, kitchen, lounge, dining room, double garage, staff accommodation, small patio leading to a splash pool and koi pond.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.

Buyer's commission payable.

R25 000.00 refundable registration deposit payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -



**WH AUCTIONEERS PROPERTIES PTY LTD****Duly Instructed by the Liquidators of Body Lab Gym and Aerobics CC (In Liquidation)****(Master's Reference: T1204/2023)**

LIQUIDATION AUCTION | HIGH STREET RETAIL BUILDING | GERMISTON

**2023-10-17, 11:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

HIGH STREET RETAIL BUILDING

RENTAL INCOME OPPORTUNITY OR REDEVELOPMENT

BUILDING PREVIOUSLY USED AS A GYM

GLA: ±1600M<sup>2</sup> | GERMISTON CBDErf Size: 1545m<sup>2</sup>

Auction Date: Tuesday, 17 October 2023

Auction Time: 11H00

Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)

Registration Fee: R50 000 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Address: Erf 542 Germiston – 279 President Street Germiston Central

Contact Person: Daniel Pelkowitz • 072 360 7510 • [danielp@wh.co.za](mailto:danielp@wh.co.za)Virtual Walk Through: <https://youtu.be/fKDSzznmfW4>

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa, Tel. 072 360 7510, Website: [www.whauctions.com](http://www.whauctions.com), Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za), Ref. LIQUIDATORS OF BODY LAB GYM AND AEROBICS CC (IN LIQUIDATION), MASTER' REF T1204/2023.

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**VENDOR AUCTIONEERS****COSA DA CASA****(Master's Reference: N118/2023)**

ONLINE AUCTION OF MOVABLE ASSETS

**2023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.vendor.co.za](http://www.vendor.co.za). Email: [monique@vendor.co.za](mailto:monique@vendor.co.za). Ref: L5264

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**VENDOR AUCTIONEERS****HENCETRADE 34 (PTY) LTD****(Master's Reference: B6/2023)**

ONLINE AUCTION OF MOVABLE ASSETS

**2023-10-17, 10:00, [WWW.VENDITORONLINE.CO.ZA](http://WWW.VENDITORONLINE.CO.ZA)**

ONLINE AUCTION OF MOVABLE ASSETS

TERMS: R5 000.00 refundable registration fee payable. Refer to our website for more information.

MONIQUE SMIT, 199 GORDON ROAD, QUEENSWOOD. Tel: 0124038360. Fax: 0124038360. Web: [www.vendor.co.za](http://www.vendor.co.za). Email: [monique@vendor.co.za](mailto:monique@vendor.co.za). Ref: L5279.

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**Park Village Auctions  
Stand 30 Gateway Manor CC (in liquidation)  
(Master's Reference: G656/2020)**

**AUCTION NOTICE**

**2023-10-12, 11:00, 30 Gateside Manor, 12 Gateside Avenue, Broadacres (Erf 74 measuring 525 Square metres)**

Double Storey Free-standing dwelling with four bedrooms, three bathrooms, kitchen, lounge, dining room, double garage, staff accommodation, small patio leading to a splash pool and koi pond.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.  
R25 000.00 refundable registration deposit payable

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**WH AUCTIONEERS PROPERTIES PTY LTD**

**Duly Instructed by the Liquidators of Aquavista Portion 4 CC (In Liquidation)  
(Master's Reference: T001956/2020)**

**LIQUIDATION AUCTION | 9 BEDROOM, 5 BATHROOM MANSION | AQUA VISTA MOUNTAIN ESTATE,  
BRONKHORSTSPRUIT**

**2023-10-18, 11:00, ONLINE WEBCAST @ [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)**

9 BEDROOM, 5 BATHROOM MANSION  
MAGNIFICENT VIEWS OF BRONKHORSTSPRUIT DAM |  
AQUA VISTA MOUNTAIN ESTATE, BRONKHORSTSPRUIT

Erf Size: 5 497m<sup>2</sup>

Auction Date: Wednesday, 18 October 2023

Auction Time: 11H00

Auction Venue: Online Webcast [www.whauctions.com](http://www.whauctions.com)

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Address: 2937 Black Eagle Road | Aqua Vista Mountain Estate | Kungwini Country Estate |  
Bronkhorstspuit

Contact Person: Peter Skafidas • 083 226 7960 • [peters@wh.co.za](mailto:peters@wh.co.za)

Virtual Walk Through: <https://youtu.be/Pu24YIK4RgY>

Daniel Pelkowitz, 578 16th Road, Randjespark, Midrand, South Africa. Tel: 072 360 7510. Web: [www.whauctions.com](http://www.whauctions.com). Email: [Danielp@wh.co.za](mailto:Danielp@wh.co.za). Ref: Duly Instructed by the Liquidators of Aquavista Portion 4 CC (In Liquidation) – Master's Ref T001956/2020.

**Van's Auctioneers**

**P In Liquidation: JM Erasmus Vervoer  
(Master's Reference: T1452/23)**

**LIEBHERR EXCAVATOR, TRUCKS, VEHICLES, FURNITURE & MUCH MORE!**

**2023-10-11, 12:00, ONLINE BIDDING OPENS: WEDNESDAY, 11 OCTOBER 2023 AT 12:00, ONLINE BIDDING  
CLOSES: THURSDAY, 12 OCTOBER 2023 AT 12:00. BID AND REGISTER: [www.vansauctions.co.za](http://www.vansauctions.co.za). AT: 36  
GEMSBOK STREET, KOEDOESPOORT INDUSTRIAL, PRETORIA**

**UD GWE 440 QUESTER SLEEPER CAM A/T X 2**

Rumandi, 36 Gembok Street, Koedoespoort Industrial, Pretoria. Tel: 086 111 8267. Fax: 086 112 8267.  
Web: [www.vansauctions.co.za](http://www.vansauctions.co.za). Email: [rumandi@vansauctions.co.za](mailto:rumandi@vansauctions.co.za). Ref: Rumandi

**Omniland Auctioneers (PTY) LTD  
Estate Late: Karen Roselind Wentzel  
(Master's Reference: 16685/2017)**

**AUCTION NOTICE**

**2023-10-10, 11:00, 153 Lord Charles Somerset Street, Palm Beach, Port Edward**

Stand 153 Palm Beach: 1501m<sup>2</sup> Vacant Stand Auctioneers note: For more please visit our website.  
Conditions: FICA documents required. 10% deposit plus 6,9% comm with fall of the hammer. Ratification within 21days. Guarantees within 30days. Instructor Executor Est Late KR Wentzel M/ref: 16685/2017

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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**Michael James Organisation  
Insolvent Estate MLA Belfie & CM Belfie  
(Master's Reference: G1071/2022)**

On-site Liquidation Auction - Residential property on large stand.

**2023-10-12, 10:30, R24, 2 Rustenburg Road, Magaliesburg, Mogale City**

Residential Property - Extent of stand: 5949 square meters. Erf 2, 3, and 4 Magaliesburg  
Comprising - 3 Bedrooms (main en-suite), guest toilet with basin, kitchen, sculler, lounge with built in fireplace and dining room.

Duly instructed by the Joint Liquidator in the matter of: Insolvent Estate MLA Belfie & CM Belfie, Master Reference: G1071/2022 and G1070/2022, Michael James Organisation will submit for Public Auction: The property on the 10.10.2023 at 10:30

Brief Terms & Conditions: 10% Deposit and Auctioneers Commission plus vat on commission is payable on the fall of the hammer, balance on transfer. Further terms and conditions apply. Bring ID and proof of residence for registration purposes. Rules of Auction may be viewed on our website [www.michaeljames.co.za](http://www.michaeljames.co.za)

Alistair McDonald, 71 Minuach Road, Highway Gardens, Edenvale, Unit 9C Highway Gardens Office Park. Tel: 011452 2986. Fax: 086 232 9337. Web: [www.michaeljames.co.za](http://www.michaeljames.co.za). Email: [jhb@michaeljames.co.za](mailto:jhb@michaeljames.co.za). Ref: 3453.

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**Michael James Organisation  
Southern Star Comms Services (Pty) Ltd (In Liquidation)  
(Master's Reference: C442/2023)**

On-site Liquidation Auction - Industrial Property and Movable Assets

**2023-10-12, 10:30, 39 Ossewa Street, Unit 5, Riverside Industrial Park, Chloorkop, Kempton Park**

Industrial Property - Extent of stand: 369 square meters. Ground Floor - Reception area, admin office, operations office, kitchen, ladies ablutions and warehouse. Upper landing - Admin office, server room, boardroom and men's ablution.

Movable Assets - Vehicles, tools, office furniture and security equipment.

Duly instructed by the Joint Liquidator in the matter of: Southern Star Comms Services (Pty) Ltd (In Liquidation), Master Reference: C442/2023, Michael James Organisation will submit for Public Auction: The building on the 12.10.2023 at 10:30, followed by the movables at 11:00

Brief Terms & Conditions: (Property) 10% Deposit and Auctioneers Commission plus vat on commission is payable on the fall of the hammer, balance on transfer. Further terms and conditions apply. (Movables) R10,000 refundable registration deposit payable by EFT only. Bring ID and proof of residence for registration purposes. Rules of Auction may be viewed on our website [www.michaeljames.co.za](http://www.michaeljames.co.za)

Alistair McDonald, 71 Minuach Road, Highway Gardens, Edenvale, Unit 9C Highway Gardens Office Park. Tel: 011452 2986. Fax: 086 232 9337. Web: [www.michaeljames.co.za](http://www.michaeljames.co.za). Email: [jhb@michaeljames.co.za](mailto:jhb@michaeljames.co.za). Ref: 3454.

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