



# Government Gazette Staatskoerant

REPUBLIC OF SOUTH AFRICA  
REPUBLIEK VAN SUID AFRIKA

Vol. 705

8

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2024

No. 50260

PART 1 OF 2

**B**

## LEGAL NOTICES WETLIKE KENNISGEWINGS

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

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

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

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

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government  
printing

Department:  
Government Printing Works  
REPUBLIC OF SOUTH AFRICA

## HIGH ALERT: SCAM WARNING!!!

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

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

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

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

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

Example of e-mails these fraudsters are using:

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

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

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

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

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

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

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

## Fake Tenders

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

### How tender scams work

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

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

OR

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

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

Protect yourself from being scammed

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

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

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

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

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

# Closing times for **ORDINARY WEEKLY** **LEGAL A, LEGAL B AND LEGAL C** **2024**

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

- **28 December 2023**, Thursday for the issue of Friday **05 January 2024**
- **05 January**, Friday for the issue of Friday **12 January 2024**
- **12 January**, Friday for the issue of Friday **19 January 2024**
- **19 January**, Friday for the issue of Friday **26 January 2024**
- **26 January**, Friday for the issue of Friday **02 February 2024**
- **02 February**, Friday for the issue of Friday **09 February 2024**
- **09 February**, Friday for the issue of Friday **16 February 2024**
- **16 February**, Friday for the issue of Friday **23 February 2024**
- **23 February**, Friday for the issue of Friday **01 March 2024**
- **01 March**, Friday for the issue of Friday **08 March 2024**
- **08 March**, Friday for the issue of Friday **15 March 2024**
- **14 March**, Thursday for the issue of Friday **22 March 2024**
- **20 March**, Wednesday for the issue of Thursday **28 March 2024**
- **27 March**, Wednesday for the issue of Friday **05 April 2024**
- **05 April**, Friday for the issue of Friday **12 April 2024**
- **12 April**, Friday for the issue of Friday **19 April 2024**
- **19 April**, Friday for the issue of Friday **26 April 2024**
- **25 April**, Thursday for the issue of Friday **03 May 2024**
- **03 May**, Friday for the issue of Friday **10 May 2024**
- **10 May**, Friday for the issue of Friday **17 May 2024**
- **17 May**, Friday for the issue of Friday **24 May 2024**
- **24 May**, Friday for the issue of Friday **31 May 2024**
- **31 May**, Friday for the issue of Friday **07 June 2024**
- **07 June**, Friday for the issue of Friday **14 June 2024**
- **13 June**, Thursday for the issue of Friday **21 June 2024**
- **21 June**, Friday for the issue of Friday **28 June 2024**
- **28 June**, Friday for the issue of Friday **05 July 2024**
- **05 July**, Friday for the issue of Friday **12 July 2024**
- **12 July**, Friday for the issue of Friday **19 July 2024**
- **19 July**, Friday for the issue of Friday **26 July 2024**
- **26 July**, Friday for the issue of Friday **02 August 2024**
- **01 August**, Thursday for the issue of Thursday **08 August 2024**
- **08 August**, Thursday for the issue of Friday **16 August 2024**
- **16 August**, Friday for the issue of Friday **23 August 2024**
- **23 August**, Friday for the issue of Friday **30 August 2024**
- **30 August**, Friday for the issue of Friday **06 September 2024**
- **06 September**, Friday for the issue of Friday **13 September 2024**
- **13 September**, Friday for the issue of Friday **20 September 2024**
- **19 September**, Thursday for the issue of Friday **27 September 2024**
- **27 September**, Friday for the issue of Friday **04 October 2024**
- **04 October**, Friday for the issue of Friday **11 October 2024**
- **11 October**, Friday for the issue of Friday **18 October 2024**
- **18 October**, Friday for the issue of Friday **25 October 2024**
- **25 October**, Friday for the issue of Friday **01 November 2024**
- **01 November**, Friday for the issue of Friday **08 November 2024**
- **08 November**, Friday for the issue of Friday **15 November 2024**
- **15 November**, Friday for the issue of Friday **22 November 2024**
- **22 November**, Friday for the issue of Friday **29 November 2024**
- **29 November**, Friday for the issue of Friday **06 December 2024**
- **06 December**, Friday for the issue of Friday **13 December 2024**
- **12 December**, Thursday for the issue of Friday **20 December 2024**
- **18 December**, Wednesday for the issue of Friday **27 December 2024**

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

**COMMENCEMENT: 1 APRIL 2018**

(LEGAL NOTICES FROM SOURCES OTHER THAN GOVERNMENT DEPARTMENTS)

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

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

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

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

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

### GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### EXTRAORDINARY GAZETTES

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

### NOTICE SUBMISSION PROCESS

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



## GOVERNMENT PRINTING WORKS - BUSINESS RULES

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

### QUOTATIONS

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

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

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

**CANCELLATIONS**

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

**AMENDMENTS TO NOTICES**

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

**REJECTIONS**

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

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

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

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

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

**LIABILITY OF ADVERTISER**

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

**CUSTOMER INQUIRIES**

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

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

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

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

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

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

### PROOF OF PUBLICATION

38. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.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: 2023-21720

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

In the matter between: **HOWARD COURT BODY CORPORATE (Scheme Number: SS 208/1982)**, Judgment Creditor and **TONYELA JANE FEZEKA (ID: 801226 1195 08 2)** - First Judgment Debtor, **ZINDELA AARON GEORGE (ID: 761226 6067 08 8)** - Second Judgment Debtor, **ABSA HOME LOANS GUARANTEE CO RF PTY LTD** - Third Judgment Debtor and **THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY** - Fourth Judgment Debtor.

### NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 11:00, Sheriff Halfway House-Alexandra - 614 James Crescent, Halfway House.**

IN PURSUANCE OF a judgment handed down by the Roodepoort Magistrate's Court and a writ of execution dated 13 June 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 HALFWAY HOUSE-ALEXANDRA at 614 James Crescent, Halfway House, on the 26 March 2024 at 11h00 or as soon as reasonably possible thereafter.

#### THE PROPERTY:

UNIT 7, in the sectional title scheme known as HOWARD COURT, with scheme number SS208/1982, held by the Execution Debtor under Sectional Title Deed ST28496/2003, which is better known as UNIT 7 HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 104.00 (ONE HUNDRED AND FOUR) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST28496/2003.

THE PROPERTY IS ALSO KNOWN AS: UNIT 7 HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG.

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

The property consists of: Lounge / Dining Room, Three (3) Bedrooms, Kitchen, One (1) Bathroom, One (1) Shower, One (1) Bath, One (1) Toilet.

#### THE CONDITIONS OF SALE:

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

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

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE-ALEXANDRA.

Dated at Roodepoort, 2024-02-26.

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: HOW1/0020.

Case No: 2023-21720

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

In the matter between: **HOWARD COURT BODY CORPORATE (Scheme Number: SS 208/1982), Judgment Creditor and TONYELA JANE FEZEKA (ID: 801226 1195 08 2) - First Judgment Debtor, ZINDELA AARON GEORGE (ID: 761226 6067 08 8) - Second Judgment Debtor, ABSA HOME LOANS GUARANTEE CO RF PTY LTD - Third Judgment Debtor and THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - Fourth Judgment Debtor.**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 11:00, Sheriff Halfway House-Alexandra - 614 James Crescent, Halfway House.**

IN PURSUANCE OF a judgment handed down by the Roodepoort Magistrate's Court and a writ of execution dated 13 June 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 HALFWAY HOUSE-ALEXANDRA at 614 James Crescent, Halfway House, on the 26 March 2024 at 11h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 7, in the sectional title scheme known as HOWARD COURT, with scheme number SS208/1982, held by the Execution Debtor under Sectional Title Deed ST28496/2003, which is better known as UNIT 7 HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 104.00 (ONE HUNDRED AND FOUR) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST28496/2003.

THE PROPERTY IS ALSO KNOWN AS: UNIT 7 HOWARD COURT BODY CORPORATE, 29 ST BENEDICT ROAD, GRESSWOLD, JOHANNESBURG.

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

The property consists of: Lounge / Dining Room, Three (3) Bedrooms, Kitchen, One (1) Bathroom, One (1) Shower, One (1) Bath, One (1) Toilet.

THE CONDITIONS OF SALE:

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

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

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, SHERIFF HALFWAY HOUSE-ALEXANDRA.

Dated at Roodepoort, 2024-02-26.

Attorneys for Plaintiff(s): Schuler Heerschop Pienaar Attorneys, Block 3, First Floor, Clearwater Office Park, Millennium Boulevard, Strubens Valley. Telephone: 011 763 3050. Fax: 011 760 4767. Attorney Ref: HOW1/0020.

Case No: 771/2019

Docex: DOCEX 52, GQEBERHA

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

**In the matter between: Firststrand Bank Limited, Registration Number: 1929/001225/06, Plaintiff and Maswazi Andile Tyrell Gwengula, Identity Number: 821216 5877 08 8, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-22, 12:00, Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth**

In pursuance of a Judgment of the above Honourable Court and a Writ of Attachment, the following property will be sold in execution, by Public Auction, subject to a reserve price of R145,000.00, to the highest bidder on 22nd day of March 2024 at 12:00 at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. CERTAIN: a Unit consisting of- (a) Section Number 296 as shown and more fully described on Sectional Plan Number SS331/1994 in the scheme known as IMPALA in respect of the land and building or buildings situate at KORSTEN IN THE NELSON MANDELA METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 84 (EIGHTY 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 virtue of Deed of Transfer No ST14389/2017 Situated at: DOOR 2 (SECTION 296) IMPALA (MAROELAHOF), 1 SUTTON ROAD, SIDWELL The Conditions of Sale will be read prior to the sale and may be inspected at the Office of the Sheriff of the High Court of South Africa Port Elizabeth North, Danellyn Building, 12 Theale Street, North End, Port Elizabeth. Time : 12h00. 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: Lounge, Dining Room, 2 x Bedrooms, Kitchen, Bathroom.

Dated at Gqeberha, 2024-01-26.

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/FIR152/1349. Fax: Minde Schapiro & Smith Inc.

Case No: 33468/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and THOBELA TEMPLETON MANANGA (ID NUMBER: 770923 5546 08 1) - JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 148,061.02, will be held by the Sheriff HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 26TH MARCH 2024 at 11H00 of the undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff HALFWAY HOUSE-ALEXANDRA during office hours: PORTION 3 OF HOLDING 535 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 3, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 8979 (EIGHT THOUSAND NINE HUNDRED AND SEVENTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T18502/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 19 BOXER ROAD, GLEN AUSTIN AH, MIDRAND, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 bedrooms, 2 bathrooms, 2 showers, 3 toilets, lounge, dining room, kitchen; Out buildings: 2 bedrooms, bathroom shower & bathroom, Swimming pool. Consumer Protection Act 68 of

2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable); (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. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand. Inspect conditions at THE SHERIFF HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315- 1074.

Dated at PRETORIA, 2024-02-26.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39958.

**Case No: 86266/2017**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and WILLIAM PETROS MASANGO (ID NUMBER: 711122 5591 088) - JUDGEMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION**

**2024-03-28, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

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 R598,000.00, will be held by the Sheriff, PRETORIA NORTH EAST, at 102 PARKER STREET, RIVIERA, PRETORIA on THURSDAY the 28TH MARCH 2024 at 11H00 of the undermentioned property of the Judgement Debtor subject to the conditions of sale which are available for inspection at the offices of the Sheriff, PRETORIA NORTH EAST during office hours: ERF 91 LINDO PARK TOWNSHIP, REGISTRATION DIVISION: J.R. GAUTENG PROVINCE, MEASURING: 722 (SEVEN HUNDRED AND TWENTY TWO) SQUARE METRES, HELD BY DEED OF TRANSFER T163873/2006, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: TSHWANE CENTRAL. ALSO KNOWN AS: 51 CARNATION STREET, LINDO PARK, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Main building: 3 bedrooms, 2 bathrooms, lounge, kitchen, scullery, garage. Staff Room: 1 bedroom, 1 bathroom. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R0.00; (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 PRETORIA NORTH EAST'S OFFICE, 102 PARKER STREET, RIVIERA, PRETORIA. TELEPHONE NUMBER: (012) 883- 4380/1.

Dated at PRETORIA, 2024-02-26.



Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39323.

**Case No: 54873/2020**

**Docex: DOCEX 120, PRETORIA**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and JEROME EUGENE DHLAMINI (ID NUMBER: 780501 5430 08 0) - FIRST JUDGMENT DEBTOR and ZANYIWE ENDDY MAKOSONKE (ID NUMBER: 760308 0650 08 2) - SECOND JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 500 000.00, will be held by the Sheriff HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 26TH MARCH 2024 at 11H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff HALFWAY HOUSE-ALEXANDRA during office hours: 1. A UNIT CONSISTING OF- (a) SECTION NO. 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS390/2012 IN THE SCHEME KNOWN AS 1104 SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1104 SAGEWOOD EXTENSION 10 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 243 (TWO HUNDRED AND 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 NUMBER ST60557/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED; 2. AN EXCLUSIVE USE AREA DESCRIBED AS G1 MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS 1104 SAGEWOOD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 1104 SAGEWOOD EXTENSION 10 TOWNSHIP LOCAL AUTHORITY: CITY OF JOHANNESBURG, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS390/2012 HELD BY NOTARIAL DEED OF CESSION NUMBER SK4079/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION, ESPECIALLY SUBJECT TO THE CONDITIONS IN FAVOUR OF CRESCENT WOOD HOME OWNERS ASSOCIATION NPC. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 1104 CRESCENTWOOD COUNTRY ESTATE, 1 RIVER ROAD, SAGEWOOD EXTENSION 10, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Double story house, lounge, dining room, 4 bedrooms, kitchen, 3 bathrooms, 5 showers, 5 toilets, double garage, balcony; Zoning: Residential Area; Boundary: Brick & concrete; Main building: Attached; Walls: Brick; Roof: Harvey Tile; Floors: Parquet & tiles. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable); (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. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online)

or at 614 James Crescent, Halfway House, Midrand. Inspect conditions at THE SHERIFF HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315- 1074.

Dated at PRETORIA, 2024-02-26.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39487.

**Case No: 59864/2020**

**Docex: DOCEX 120, PRETORIA**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and HUMBULANI MILTON NENNGWEKHULU (IDENTITY NUMBER: 800127 5460 087) - FIRST JUDGMENT DEBTOR and NTSIEDZENI NENNGWEKHULU (IDENTITY NUMBER: 850525 0372 083) - SECOND JUDGMENT DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, 21 FLAMBOYANT STREET, NEWTOWN, LOUIS TRICHARDT**

In execution of a Judgment of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with a reserve price of R1 153 487.23, will be held by the Sheriff LOUIS TRICHARDT, at 21 FLAMBOYANT STREET, NEWTOWN, LOUIS TRICHARDT on THURSDAY the 28TH MARCH 2024 at 11H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff 21 FLAMBOYANT STREET, NEWTOWN, LOUIS TRICHARDT, during office hours: ERF 1921 LOUIS TRICHARDT EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION L.S., PROVINCE OF LIMPOPO, MEASURING 2092 (TWO THOUSAND AND NINETY-TWO) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T83069/2012, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: MAKHADO. ALSO KNOWN AS: 7 MALFA STREET, LOUIS TRICHARDT, LIMPOPO PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. An empty dwelling with fence all around with a gate and paved and garden consisting of: 1x Pantry, 1x Kitchen, 2x Living Areas, 1 Dining Room, 3x Bedrooms, 1x Master Bedroom with shower, bath, toilet, and dressing room, 1x Bathroom, 1x Toilet and shower, 1x Pool area with Lapa, 1x carport. ZONING: RESIDENTIAL. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) All bidders are required to pay R10,000.00 (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. 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 LOUIS TRICHARDT, at 21 FLAMBOYANT STREET, NEWTOWN, LOUIS TRICHARDT. TELEPHONE NUMBER: (015) 110-0174.

Dated at PRETORIA, 2024-02-26.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39770.

Case No: 1179/2022

Docex: DOCEX 120, PRETORIA

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (REGISTRATION NUMBER: 2006/021576/07) - EXECUTION CREDITOR and PEENESHWIN MOSES (IDENTITY NUMBER: 760509 5170 089) - FIRST JUDGMENT DEBTOR and MILESIA MOSES (IDENTITY NUMBER: 800529 0159 08 7) - SECOND JUDGMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 750 000.00, will be held by the Sheriff HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 26TH MARCH 2024 at 11H00 of the undermentioned property of the Judgment Debtors subject to the conditions of sale which are available for inspection at the offices of the Sheriff HALFWAY HOUSE-ALEXANDRA during office hours: PORTION 4 OF ERF 356 BUCCLEUCH TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 2337 (TWO THOUSAND THREE HUNDRED AND THIRTY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T42157/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 5 STIRLING AVENUE, BUCCLEUCH, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: Single storey: lounge, dining room, 4 bedrooms, kitchen, pantry, 3 bathrooms, 2 showers, 3 toilets, 1 bath; Cottage: lounge, bedroom, kitchen, bathroom; Jacuzzi, pool. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable); (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. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand. Inspect conditions at THE SHERIFF HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315- 1074.

Dated at PRETORIA, 2024-02-26.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DG40264.

Case No: 33468/2021

Docex: DOCEX 120, PRETORIA

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06) - EXECUTION CREDITOR and THOBELA TEMPLETON MANANGA (ID NUMBER: 770923 5546 08 1) - JUDGMENT DEBTOR**

## NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgement of the High Court of South Africa, Gauteng Division, Pretoria in the above mentioned suit, a sale with reserve price of R1 148,061.02, will be held by the Sheriff HALFWAY HOUSE-ALEXANDRA, at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 26TH MARCH 2024 at 11H00 of the

undermentioned property of the defendant subject to the conditions of sale which are available for inspection at the offices of the Sheriff HALFWAY HOUSE-ALEXANDRA during office hours: PORTION 3 OF HOLDING 535 GLEN AUSTIN AGRICULTURAL HOLDINGS EXTENSION 3, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, MEASURING 8979 (EIGHT THOUSAND NINE HUNDRED AND SEVENTY NINE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T18502/2013, SUBJECT TO THE CONDITIONS THEREIN CONTAINED. MAGISTERIAL DISTRICT: JOHANNESBURG NORTH. ALSO KNOWN AS: 19 BOXER ROAD, GLEN AUSTIN AH, MIDRAND, GAUTENG PROVINCE. Particulars of the property and the improvements thereon are provided herewith, but are not guaranteed. A dwelling consisting of: 3 bedrooms, 2 bathrooms, 2 showers, 3 toilets, lounge, dining room, kitchen; Out buildings: 2 bedrooms, bathroom shower & bathroom, Swimming pool. Consumer Protection Act 68 of 2008. Registration as Buyer is a pre-requisite subject to Conditions, inter alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>); (b) FICA-legislation - proof of identity and address particulars; (c) Payment of a registration fee of R50,000.00 (refundable); (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. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand. Inspect conditions at THE SHERIFF HALFWAY HOUSE-ALEXANDRA'S OFFICE, 614 JAMES CRESCENT, HALFWAY HOUSE. TELEPHONE NUMBER: (011) 315- 1074.

Dated at PRETORIA, 2024-02-26.

Attorneys for Plaintiff(s): STRYDOM BRITZ MOHULATSI INC., BUILDING A, MENLYN WOODS OFFICE PARK, 291 SPRITE AVENUE, FEARIE GLEN, PRETORIA. Telephone: (012) 365-1887. Attorney Ref: M JONKER/AM/DH39958.

**Case No: 2022/12742**

**Docex: Docex 262, JOHANNESBURG**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: NEDBANK LIMITED, Plaintiff and MAPHUMULO, N L, First Defendant and MAPHUMULO, G S, Second Defendant**

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

**2024-03-22, 10:00, The Sheriff of the High Court, Westonaria at 50 Edwards Avenue, Westonaria**

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

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

THE PROPERTY IS ZONED: RESIDENTIAL

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

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

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

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

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

- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- D) Registration conditions.

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

Dated at JOHANNESBURG, 2022-11-08.

Attorneys for Plaintiff(s): Biccari Bollo Mariano Inc, Oxford & Glenhove Building 1, Ground Floor, 116 Oxford Road, Melrose Estate, Johannesburg. Telephone: 011 628 9300. Attorney Ref: W Hodges/RN6048.

**Case No: 19573/2022**

**Docex: Docex 7 Gqeberha**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and NQOBILE MITCHA DLAMINI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-25, 10:00, The Sheriff of Germiston South, at the Sheriff's Office, 4 Angus Street, Germiston**

In pursuance of a judgment dated 11 JULY 2023 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the Sheriff of Germiston South, at the Sheriff's Office, 4 Angus Street, Germiston, by public auction on 25 March 2024 at 10h00 and with a reserve in the amount of R870,000.00:

Erf 333 Dinwiddie Township, Registration Division I.R., Province of Gauteng, measuring 774 (Seven Hundred, and Seventy Four) square metres, held by Deed of Transfer No. T27646/2020, which property is situated at 27 Halstead Road, Dinwiddie, Dinwiddie Township, Gauteng, in the Magisterial District of Ekurhuleni Central.

Description of Property: Consists of 4 bedrooms, 2 bathrooms, 1 kitchen, 1 dining room and 1 lounge with a garage, 2 carports and a swimming pool. The property has a 1 Bedroom outbuilding (flat/cottage) 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 above-mentioned office.

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

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

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

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

c) Payment of a Registration Fee of R30,000.00 in cash

d) Registration Condition

e) Advertising costs at current publication rates and sale cost according to Court rules, apply.

Dated at Gqeberha, 2024-02-26.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Telephone: 0415027221. Fax: 0415852239. Attorney Ref: Karen van der Watt. Attorney Acct: STA269/1050.

**Case No: 371/2021 371/2021**  
**Docex: DOCEX 178, PRETORIA**

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

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

**NOTICE OF SALE IN EXECUTION**

**2024-04-03, 11:00, THE ACTING SHERIFF'S OFFICE, GOODWOOD AREA 1: UNIT B5, COLEMAN BUSINESS PARK, COLEMAN STREET, ELSIES RIVER**

In pursuance of a judgment granted by this Honourable Court on 13 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 650 000.00, by the Acting Sheriff of the High Court GOODWOOD AREA 1, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the ACTING SHERIFF OF THE HIGH COURT, GOODWOOD AREA 1: 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 8122 MILNERTON, IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 954 (NINE HUNDRED AND FIFTY FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER T59651/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 39 ROSENDAL STREET, BOTHASIG, MILNERTON, WESTERN CAPE)

MAGISTERIAL DISTRICT: GOODWOOD

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

FREESTANDING SINGLE STOREY, BRICK WALLS, TILE ROOF, LOUNGE WITH TILE FLOOR, DINING ROOM WITH TILE FLOOR, 5 BEDROOMS - 4 ROOMS WITH LAMINATED FLOORS & 1 ROOM WITH TILE FLOOR, OPEN PLAN KITCHEN WITH TILE FLOOR, SINGLE GARAGE WITH UNDER COVER CARPORT, BRICK WITH WIRED ELECTRIC FENCED BOUNDARY, SWIMMING POOL & 3 FLATS - BRICK WALLS, CORRUGATED IRON ROOF, BEDROOM WITH TILE FLOOR, SHOWER, TOILET, BASIN, KITCHEN

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. F van Greunen, 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 auction and Conditions of Sale may be inspected at the acting sheriff's office at Unit B5, Coleman Business Park, Coleman Street, Elsies River, 24 hours prior to the auction.

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

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

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

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

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

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

Dated at PRETORIA, 2024-01-29.

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: S13792/DBS/N FOORD/CEM.

**Case No: 60770/2022**

**Docex: DOCEX 178, PRETORIA**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and VIRENDRA RAMDUTH MAHARAJ, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-04-03, 09:00, THE SHERIFF'S OFFICE, PALM RIDGE: 39a LOUIS TRICHARDT STREET, ALBERTON NORTH**

In pursuance of a judgment granted by this Honourable Court on 13 OCTOBER 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 R735 000.00, by the Sheriff of the High Court PALM RIDGE, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PALM RIDGE: 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 2152 ALBERTSDAL EXTENSION 8 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 1 135 (ONE THOUSAND ONE HUNDRED AND THIRTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T45714/2003

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: CNR 1 KALKFONTEIN STREET AND 101 LANGKLOOF STREET, ALBERTSDAL EXTENSION 8, ALBERTON, GAUTENG)

MAGISTERIAL DISTRICT: EKURHULENI CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS & OUTBUILDING: SINGLE CARPORT

TAKE FURTHER NOTICE THAT:

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

2. The auction will be conducted by the Sheriff for Palm Ridge, 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. Auction Terms and Conditions and the 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 R25 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 21 (twenty one) 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, 2024-01-29.

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: U25166/DBS/N FOORD/CEM.

**Case No: 13766/2020**

**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 JULENDA MARINTHEA BEUKES, 1<sup>st</sup> Defendant, ALPHONSO RUDOLF BAATJIES, 2<sup>nd</sup> Defendant and MOGAMAT ABRAHAMS, 3<sup>rd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2 2024-04-03, 10:00, THE SHERIFF'S OFFICE, MITCHELL'S PLAIN SOUTH: 48 CHURCH WAY, STRANDFONTEIN**

In pursuance of a judgment granted by this Honourable Court on 15 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 R500 000.00, by the Sheriff of the High Court MITCHELL'S PLAIN SOUTH, to the highest bidder.

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

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

ERF 1934 MITCHELLS PLAIN, CITY OF CAPE TOWN, CAPE DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 122 (ONE HUNDRED AND TWENTY TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T96470/2003

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 4 OATLANDS CLOSE, WESTRIDGE, MITCHELLS PLAIN, WESTERN CAPE)

MAGISTERIAL DISTRICT: MITCHELLS PLAIN

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

A SEMI-DETACHED DUPLEX BRICK AND MORTAR DWELLING, COVERED UNDER AN ASBESTOS ROOF, CONSISTING OF: 3 BEDROOMS, KITCHEN, LOUNGE, BATHROOM AND TOILET

**RULES OF AUCTION:**

1. This sale is a sale in execution pursuant to a judgment obtained in the above honourable court.
2. The Rules of auction are available 24 hours before the auction and can be inspected at the office of the Sheriff of the Court for Mitchell's Plain South, 48 Church Way, Strandfontein.
3. 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 (URL <http://www.info.gov.za/view.DownloadFileAction?id=99961>)
  - (b) FICA - legislation : requirements: requirement proof of ID and residential address.
  - (c) Payment of registration of R15 000.00 in cash (REFUNDABLE).
  - (d) Registration conditions.
4. Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at PRETORIA, 2024-01-24.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G10814/DBS/N FOORD/CEM.



Case No: 4509/2021

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2024-03-28, 09:00, THE MAGISTRATE'S COURT, 5 McCALLUM STREET, BULTFONTEIN**

In pursuance of judgments granted by this Honourable Court on 12 MAY 2022 and 27 JULY 2023, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R650 000.00, by the Sheriff of the High Court THEUNISSEN at THE MAGISTRATE'S COURT, 5 McCALLUM STREET, BULTFONTEIN, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, THEUNISSEN: 5 ULANDI HOF, 44 ANDRIES PRETORIUS STREET, THEUNISSEN, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

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

ERF 599 BULTFONTEIN EXTENSION 2, DISTRICT BULTFONTEIN, FREE STATE PROVINCE  
IN EXTENT: 2 379 (TWO THOUSAND THREE HUNDRED AND SEVENTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T8125/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 60 BREDENKAMP STREET, BULTFONTEIN, FREE STATE)

MAGISTERIAL DISTRICT: LEJWELEPUTSWA

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN DWELLING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 2  
BATHROOMS, SEPARATE TOILET & OUTBUILDINGS: STORE ROOM, 2 DOUBLE GARAGES, STAFF QUARTERS  
- BEDROOM, SEPARATE TOILET

TAKE FURTHER NOTICE THAT:

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

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

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

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

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

5. The rules of the auction and Conditions of Sale may be inspected at the Sheriff's office, 5 Ulandi Hof, 44 Andries Pretorius Street, Theunissen, 24 hours prior to the auction.

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

7. All bidders are required to pay R5 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

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

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

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

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

Dated at PRETORIA, 2024-01-23.

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: U24136/DBS/N FOORD/CEM.

**Case No: B1069/2023**

**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 ALAN GEROME DE VILLIERS, 1<sup>st</sup> Defendant and BENITA JOY DE VILLIERS, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 10:00, THE SHERIFF'S OFFICE, JOHANNESBURG SOUTH: SHOP NO. 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, JOHANNESBURG**

In pursuance of a judgment granted by this Honourable Court on 23 AUGUST 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 185 269.77, by the Sheriff of the High Court JOHANNESBURG SOUTH, to the highest bidder.

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

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

ERF 663 MEREDALE EXTENSION 7 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 946 (NINE HUNDRED AND FORTY SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T52139/1991

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 50 BYVANGER AVENUE, MEREDALE EXTENSION 7, JOHANNESBURG, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BUILDING: LOUNGE, DINING ROOM, 4 BEDROOMS, KITCHEN, SCULLERY, LAUNDRY, 2 BATHROOMS, SHOWER, 2 TOILETS, TV ROOM, ENTERTAINMENT ROOM 6 METRES BY 6 METRES & OUTBUILDING: 2 CARPORTS

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Johannesburg South, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview, Johannesburg.

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

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

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

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

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

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

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

Dated at PRETORIA, 2024-01-18.

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: G12457/DBS/N FOORD/CEM.

**Case No: 49274/2020**

**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 CHARLES BANGETILE DLAMINI, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 14:00, THE ACTING SHERIFF'S OFFICE, JOHANNESBURG EAST: 61 VAN RIEBEECK STREET, ALBERTON**

In pursuance of a judgment granted by this Honourable Court on 6 SEPTEMBER 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 R554 487.60, by the Acting Sheriff of the High Court JOHANNESBURG EAST, to the highest bidder.

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

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

ERF 291 REWLATCH EXTENSION 4 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

MEASURING 1 100 (ONE THOUSAND ONE HUNDRED) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T18992/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

(also known as: 64 SOUTH ROAD, REGENTS PARK, REWLATCH EXTENSION 4, JOHANNESBURG SOUTH, GAUTENG)

MAGISTERIAL DISTRICT: JOHANNESBURG CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

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

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.  
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Acting Sheriff for Johannesburg East, 61 Van Riebeeck Street, Alberton.

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

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

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

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

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

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

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

Dated at PRETORIA, 2024-01-19.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., TINTO HOUSE, CNR SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) & DISSELBOOM STREETS, WAPADRAND. Telephone: (012) 807 3366. Fax: 086 206 8695. Attorney Ref: G12110/DBS/N FOORD/CEM.

**Case No: 4148/2017**

**Docex: DOCEX 178, PRETORIA**

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

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

NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, THE SHERIFF'S OFFICE, LOUIS TRICHARDT: 21 FLAMBOYANT STREET, NEWTOWN, LOUIS TRICHARDT**

In pursuance of judgments granted by this Honourable Court on 19 OCTOBER 2017 and 14 MAY 2020, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R710 000.00, by the Sheriff of the High Court LOUIS TRICHARDT, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, LOUIS TRICHARDT: 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 1739 LOUIS TRICHARDT EXTENSION 2 TOWNSHIP, REGISTRATION DIVISION L.S., LIMPOPO PROVINCE

IN EXTENT: 2 181 (TWO THOUSAND ONE HUNDRED AND EIGHTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER T40937/2014PTA

SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

(also known as: 84 BUFFEL STREET, LOUIS TRICHARDT, LIMPOPO)

MAGISTERIAL DISTRICT: MAKHADO

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

MAIN BEDROOM (BATH & TOILET), 2 BEDROOMS, KITCHEN, DINING ROOM, LOUNGE, 3 GARAGES, SWIMMING POOL, FENCE, BOREHOLE, PAVING AND GARDEN

Dated at PRETORIA, 2024-01-22.

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: S12088/DBS/N FOORD/CEM.

Case No: 7064/2019

Docex: DOCEX 178, PRETORIA

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

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

NOTICE OF SALE IN EXECUTION

**2024-03-28, 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 18 SEPTEMBER 2019, a Warrant of Execution issued on 27 JANUARY 2021, and an Order in terms of Rule 46A(9)(c) granted on 28 NOVEMBER 2023, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R350 000.00, by the Sheriff of the High Court PRETORIA NORTH EAST, to the highest bidder.

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

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

A UNIT CONSISTING OF -

(A) SECTION NO. 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS842/2007, IN THE SCHEME KNOWN AS RIETFontein 196 EEN IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT RIETFontein TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 186 (ONE HUNDRED AND EIGHTY SIX) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST49469/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

(also known as: 538A 15TH AVENUE, RIETFontein, PRETORIA, GAUTENG)

MAGISTERIAL DISTRICT: TSHWANE CENTRAL

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

LOUNGE, 2 BEDROOMS, KITCHEN, BATHROOM, TOILET, CARPORT

Dated at PRETORIA, 2024-01-15.

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: U21880/DBS/N FOORD/CEM.

Case No: 19657/2017

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

**In the matter between: THE BODY CORPORATE OF CARON ROAD, Plaintiff and NHLANHLA SELOWA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 14H00, UNIT 50 CARON ROAD, 18 CARON ROAD, REMBRANDT PARK, EXTENSION 12, JOHANNESBURG, GAUTENG**

SECTION No. 50 as shown and more fully described on Sectional Plan No SS270/1998 in the Scheme known as CARON ROAD in respect of the land and buildings situate at REMBRANDT PARK EXTENSION 12 TOWNSHIP LOCAL AUTHORITY of City of Johannesburg of which section the floor area according to the sectional plan is 44 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST9005/2014

UNIT 50 CARON ROAD, 18 CARON ROAD, REMBRANDT PARK, EXTENSION 12, JOHANNESBURG, GAUTENG

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

DESCRIPTION: SECTIONAL TITLE UNIT

ZONING: RESIDENTIAL

ROOF: TILE

APARTMENTS: LOUNGE, KITCHEN, 2 BEDROOM, 1 BATHROOM

THAT the property will be sold for cash to the highest bidder and the purchaser must deposit 10% on the day of the sale and furnish guarantees for the balance within 30 days payable against registration of transfer. The terms and conditions of sale lie for inspection at THE OFFICES OF THE SHERIFF AT UNIT 50 CARON ROAD, 18 CARON ROAD, REMBRANDT PARK, EXTENSION 12.

Dated at

Attorneys for Plaintiff(s): WA OPPERMAN ATTORNEYS, 61 SONDEREND STREET, HELDERKRUIN, ROODEPOORT. Telephone: 010 446 9962. Attorney Ref: MV//039.

**Case No: 3721/2022**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION - MIDDELBURG (LOCAL SEAT)]

**In the matter between: NEDBANK LIMITED - EXECUTION CREDITOR and HENDRIK EGBERT HAMBURG - FIRST EXECUTION DEBTOR and GESINA FRANSINA CHRISTINA ENGELBRECHT - SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 10:00, The Sheriff's Office, 74 SADC STREET, MIDDELBURG**

DESCRIPTION:

ERF 1960 AERORAND TOWNSHIP/REGISTRATION DIVISION J.S./PROVINCE OF MPUMALANGA / MEASURING 1 171 (ONE THOUSAND ONE HUNDRED AND SEVENTY ONE) SQUARE METRES/HELD BY DEED OF TRANSFER NUMBER T183/2021 / SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN / The physical address is: 19 SCHANSKOP STREET, AERORAND, MIDDELBURG

Main dwelling - HOUSE / 3X BEDROOM / LAPA AND BRAAI AREA / 1X DINING ROOM / 1X KITCHEN / 2X BATHROOM / 1X TOILET. Nothing in this regard is guaranteed. 1. The sale shall be held with a court reserve of R1 300 000.00. / 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, 74 SADC STREET, MIDDELBURG / 8. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadfileAction?id=99961](http://www.info.gov.za/view/DownloadfileAction?id=99961)) / 9. The auction will be conducted by the Sheriff or his deputy. / 10. All bidders are required to present their identity documents together with their proof of residence for FIC compliance.

Dated at NELSPRUIT, 2024-01-19.

Attorneys for Plaintiff(s): SEYMORE DU TOIT & BASSON ATTORNEYS, 12 MURRAY STREET, NELSPRUIT. Telephone: 013 752 4459. Fax: 013 755 3897. Attorney Ref: M MARITZ/ NED4/0213.

Case No: 16808/2017

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION)**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (Plaintiff) and EDWENA MARTHA SMALL, Identity Number 6512110079082 (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 10:00, AT THE SHERIFF'S OFFICE OF KUILS RIVER SOUTH KNOWN AS 23 LANGVERWACHT ROAD, KLIPDAM, KUILS RIVER**

1. Property: 1 Breitenbach Street, Kleinvelei, Eerste River
2. Domicile: Cnr 61 Hackius Street, Eerste River
3. Residential: 1 Breitenbach Street, Kleinvelei, Eerste River

In execution of a judgment of the above honourable court dated 3 July 2018, the undermentioned immovable property will be sold in execution on Tuesday, 26 March 2023 at 10:00 at the Sheriff's office of Kuils River South.

ERF 2968 Kleinvelei, Situate in the City of Cape Town, Division of Stellenbosch, Western Cape Province;

In Extent: 435 square metres

Held by Deed of Transfer No T55920/2005

ALSO KNOWN AS: 1 Breitenbach Street, Kleinvelei, Eerste River

## CONDITIONS OF SALE:

1. The sale is subject to:

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

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

1.3 Payment of registration fee of R15,000.00 (refundable) in cash or bank guaranteed cheque.

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

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

Precast walling, 6x bedrooms, 2x bathrooms, lounge, dining room, tv room, kitchen, 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, KUILS RIVER SOUTH and at the offices of the undersigned.

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

6. With no reserve price

Dated at Tyger Valley, 2023-12-04.

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: 1303/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(WESTERN CAPE DIVISION, CAPE TOWN)**In the matter between: NEDBANK LIMITED, Plaintiff and QUINTIN ALBERT FAURE (ID NO: 650802 5148 087), 1<sup>st</sup> Defendant and LORNA JO-ANNE FAURE (ID NO: 701114 0029 083), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 12:00, WYNBERG COURT HOUSE, CHURCH STREET, WYNBERG**

The immovable property as described below ("hereinafter referred to as the "property") will be put up for auction on WEDNESDAY, 27 MARCH 2024 at 12h00 at THE PREMISES OF THE MORTGAGED PROPERTY AT 32 LINGFIELD CRESCENT, ASCOTT, WETTON, SOUTH RIDING, OTTERY CERTAIN:

ERF 1147 WETTON, SITUATED IN THE CITY OF CAPE TOWN, CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT 319 (THREE HUNDRED AND NINETEEN) SQUARE METRES  
HELD BY DEED OF TRANSFER NO: T25215/1992 AND DEED OF TRANSFER NO: T77321/1999  
THE PROPERTY IS ZONED: RESIDENTIAL  
ALSO KNOWN AS: 32 LINGFIELD CRESCENT, ASCOTT, WETTON, SOUTH RIDING, OTTERY  
COMPRISING - (not guaranteed) - BRICK DWELLING UNDER TILED ROOF, COMPRISING OF 3  
BEDROOMS, LOUNGE, KITCHEN, BATHROOM / TOILET, DOUBLE GARAGE AND CARPORT.

The Sale shall be by Public Auction subject to a reserve price of R575,000.00 to the highest bidder, subject to the High Court Act and Rules.

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

2. The full conditions of sale may be perused at the offices of the Sheriff of the Court for WYNBERG SOUTH at 7 ELECTRIC ROAD, WYNBERG and will be read out by the Auctioneer prior to the Sale.

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

4. The Rules of the auction is available 24 (twenty four) hours before the auction and can be inspected at the office of the Sheriff of the court for WYNBERG SOUTH at 7 ELECTRIC ROAD, WYNBERG

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

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

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

c) Payment of a registration fee of R10,000.00 in cash or as approved by the Sheriff.

d) Registration conditions.

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

Dated at DURBANVILLE, 2024-02-28.

Attorneys for Plaintiff(s): Kemp & Associates, 8 Church Street, Durbanville. Telephone: 0219793280. Fax: 0219750745. Attorney Ref: DW FRITTELLI/CB/W0044627.

**Case No: 2020/4922**

**Docex: Docex 42 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: NEDBANK LTD (Plaintiff/Execution Creditor) and PIETER ROSSOUW VAN DER SPUY  
(Defendant/Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION (AUCTION)**

**2024-03-27, 10:00, Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia),  
Pretoria**

In the execution of the judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, PRETORIA EAST at Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria at 10h00 on 27 MARCH 2024 on the 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 the Sheriff of the High Court, Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria:

CERTAIN: REMAINING EXTENT PORTION 695 (PORTION OF PORTION 75) OF THE FARM ZWAVELPOORT 373, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, REGISTRATION DIVISION J.R, PROVINCE OF GAUTENG

RESERVE PRICE: R1,500,000.00

MEASURING: 5 002 (FIVE THOUSAND AND TWO) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T98802/2016

Zoned: RESIDENTIAL

Situated at: Unit 16B, 75 Achilles Avenue, Luberon Estate, Zwavelpoort

The following information in respect of the property is furnished, but in this respect nothing is guaranteed:



The property is zoned as a residential dwelling comprising 5x Bedrooms, 4x Bathrooms, 1x Study, 1x Water Closet, 1x Kitchen, 1x Living Room, 1x Store room, 1x Entrance Hall, 1x Pantry, 1x Scullery, 1x Guest Cloak, 1x Covered Patio, 1x Domestic Accommodation, 1 x Swimming Pool (none of which is guaranteed).

Take further note that:

1. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff of the High Court, Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria.

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 in respect of proof of identity and address particulars.

c) Payment of Registration Fee of R100,000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale date.

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

Dated at Johannesburg, 2024-02-27.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Sandown, Johannesburg. Telephone: 0115621173/083-325-9057. Fax: 0115621673. Attorney Ref: Eugene Bester/02032138. Attorney Acct: 02032138.

**Case No: 2020/4922**

**Docex: Docex 42 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: NEDBANK LTD (Plaintiff/Execution Creditor) and PIETER ROSSOUW VAN DER SPUY (Defendant/Judgment Debtor)**

**NOTICE OF SALE IN EXECUTION (AUCTION)**

**2024-03-27, 10:00, Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria**

In the execution of the judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned matter, a sale will be held of the undermentioned property by THE SHERIFF OF THE HIGH COURT, PRETORIA EAST at Christ Church, 820 Pretorius Street (Entrance also at 813 Stanza Bopape Street, Arcadia), Pretoria at 10h00 on 27 MARCH 2024 on the 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 the Sheriff of the High Court, Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria:

CERTAIN: REMAINING EXTENT PORTION 695 (PORTION OF PORTION 75) OF THE FARM ZWAVELPOORT 373, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

RESERVE PRICE: R1,500,000.00

MEASURING: 5 002 (FIVE THOUSAND AND TWO) SQUARE METRES

HELD: BY DEED OF TRANSFER NUMBER T98802/2016

Zoned: RESIDENTIAL

Situated at: Unit 16B, 75 Achilles Avenue, Luberon Estate, Zwavelpoort

The following information in respect of the property is furnished, but in this respect nothing is guaranteed:

The property is zoned as a residential dwelling comprising 5x Bedrooms, 4x Bathrooms, 1x Study, 1x Water Closet, 1x Kitchen, 1x Living Room, 1x Store room, 1x Entrance Hall, 1x Pantry, 1x Scullery, 1x Guest Cloak, 1x Covered Patio, 1x Domestic Accommodation, 1 x Swimming Pool (none of which is guaranteed).

Take further note that:

1. The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff of the High Court, Pretoria East, 813 Stanza Bopape Street, Arcadia, Pretoria.

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 in respect of proof of identity and address particulars.
- c) Payment of Registration Fee of R100,000.00 in cash or EFT that must reflect in the Sheriff's account prior to the sale date.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2024-02-27.

Attorneys for Plaintiff(s): Cliffe Dekker Hofmeyr Inc, 1 Protea Place, Sandown, Johannesburg. Telephone: 0115621173/083-325-9057. Fax: 0115621673. Attorney Ref: Eugene Bester/02032138. Attorney Acct: 02032138.

**Case No: 306/2023**

IN THE MAGISTRATE'S COURT FOR  
(Strand)

**In the matter between: CARLO TIEMIE, Plaintiff and MOSA COLVILLE, Defendant**

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

**2024-03-13, 10h00, SHERIFF'S OFFICE, 120 MAIN ROAD, STRAND, WESTERN CAPE**

Case No: 306/2023

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

In the matter between: CARLO TIEMIE, Plaintiff and MOSA COLVILLE, Defendant

Sale In Execution

In execution of judgment in this matter, a sale will be held on WEDNESDAY, 13 MARCH 2024 at 10H00 at SHERIFF'S OFFICE, 120 MAIN ROAD, STRAND, WESTERN CAPE, of the following immovable property:

ERF 12012 Strand, In The City Of Cape Town, Stellenbosch Division, Western Cape Province

In Extent: 399 (Three Hundred Ninety Nine) Square Metres

Held By Deed Of Transfer No. T1267/2006

Subject to such conditions as set out in the aforesaid Title Deed.

The property is situated at 9 SIXTH STREET, RUSTHOF, STRAND, WESTERN CAPE and consists of (not guaranteed): Main Dwelling: 2 Bedroom, Kitchen, 1 Bathroom, Lounge and Dining Area. Second Dwelling Flatlet: 2 Bedroom, 1 Bathroom, Kitchen and Lounge/ Dining Room.

1. The property shall be sold voetstoots, to the highest bidder subject to a reserve price set at R300 000.00. The highest bidder shall be the Purchasers. The 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 the sale conditions.

5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupation rental at the rate of 1% (one percent) of the purchase price per month. Pro-rata occupational rental shall be payable by the purchaser on the date of possession and thereafter monthly on or before the 1st of each month until date of registration of transfer. The purchaser shall pay the occupational rental on due date into COMBRINK ATTORNEYS TRUST ACCOUNT:

COMBRINK ATTORNEYS TRUST ACCOUNT

FIRST NATIONAL BANK

ACCOUNT NUMBER: 62768308027

BRANCH: STELLENBOSCH

BRANCH CODE: 250655

REF: IB/PJ658

6. The sale shall be conducted in accordance with the provisions of Rule 46 and Rule 46A, of the Uniform Rules of the Superior Courts Act, No. 10 of 2013, as well as the provisions of the Consumer Protection Act, No. 68 of 2008, the regulations promulgated thereunder and the "Rules of Auction", and all other applicable law..

7. The auction will be conducted by the Sheriff: Mr D BURGER

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

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

10. 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.

11. Rules of the auction and conditions of sale may be inspected at the Strand Sheriff's office: 120 MAIN ROAD, STRAND, 24 hours prior to the auction.

Dated at Cape Town, 2024/02/26

Attorneys for Plaintiff(s): Combrink Attorneys, 16 Pickle Street, Strand. Telephone: 021 569 0129, Email: info@combrinkattorneys.co.za

Dated at Strand, 2024-02-27.

Attorneys for Plaintiff(s): Combrink Attorneys Inc, 1st Floor John Walls Building, 16 Pickle Street, Strand, 7140. Telephone: 021 569 0129. Attorney Ref: PJ658. Attorney Acct: COMBRINK ATTORNEYS TRUST ACCOUNT.

**Case No: 25699/2018**

IN THE MAGISTRATE'S COURT FOR

(The District of Johannesburg Central held at Johannesburg)

**In the matter between: LINRIDGE BODY CORPORATE, Plaintiff and KAKUMBI ISIDORE KAZADI, 1<sup>st</sup> Defendant and KAKUMBI MICHELLE MASENGU, 2<sup>nd</sup> Defendant**

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

**2024-03-27, 14H00, Acting Sheriff Johannesburg East, 61 Van Rebeeck Street, Alberton**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 27th day of March 2024 by the Acting Sheriff Johannesburg East at 61 Van Rebeeck Street, Alberton, at 14h00 to the highest bidder:

A unit consisting of -

CERTAIN: UNIT/ SECTION No. 15 (Door No. 96) as shown and more fully described on Sectional Plan SS. 93/1997 in the scheme known as LINRIDGE in respect of the land and building or buildings situate at LINRIDGE, LINMEYER EXTENSION 2, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 63 (sixty three) SQUARE METRES in extent; and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST8140/2010

MEASURING: 63 (SIXTY THREE) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST8140/2010;

ZONED: RESIDENTIAL

SITUATE AT: Unit no. 15 (Door no. 96) Linridge, Cnr of Tosca and Diedericks Street, Linmeyer Ext 2

DESCRIPTION: The unit consists of 3 bedrooms, 1 bathroom, 1 covered parking, open plan lounge, kitchen and a dining room

TERMS:

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

2. The purchase price shall be paid as follows:

10% (ten percent) deposit of the purchase price in cash on the day of sale, immediate internet bank transfer into the sheriff's trust account or bank guaranteed cheque immediately on the property being knocked down to the purchaser and the balance of the purchase price together with interest thereupon at the rate of 10.5% per annum from date of signature hereof, subject to variation in terms of the rates charged by the Bondholder from time to time, reckoned from the date of sale, shall be paid in full or secured by means of a suitable bank guarantee issued by a financial

institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

3. The Plaintiff is amenable to negotiating a settlement discount on the outstanding levy account with the Purchaser of the property.

4. Further note of the following:

a) The Rules of this auction and a full advertisement is available 24 hours before the auction, at the office of the sheriff for Acting Sheriff Johannesburg East;

b) Registration as a buyer is a pre-requisite, subject to the following:

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

ii. FICA - legislation i.t.o. proof of identity and address particulars.

iii. 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.

iv. No person will be allowed on the premises if they are not registered for FICA and CPA.

CONDITIONS:

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

a) 6% (SIX PERCENT) on the first R 100 000 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PERCENT) on R 100 000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 400 000.00 (FOUR HUNDRED THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSAND RAND) plus VAT - if applicable.

b) The full Conditions of Sale may be inspected at the offices of the Acting Sheriff of the Magistrate's Court, Johannesburg East at 61 Van Rebeeck Street, Alberton.

Dated at Johannesburg, 2024-02-27.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue, Glenhazel. Telephone: 087 238 1856. Fax: 086 550 1918. Attorney Ref: LND0096A.

**Case No: 1130/2021**

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

**In the matter between: Firststrand Bank Limited trading inter alia as FNB Home Loans (formerly First National Bank of Southern Africa Limited) - Plaintiff and ASHWIN IVAN NORMAN RICHARDS - ID: 910508 5157 08 7, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN**

Sale in execution to be held at SHOP NO 8 CIVIC CENTRE, SOMERSET AVENUE, STILFONTEIN on the 28th of March 2024 @ 10h00

ERF 3007 STILFONTEIN EXT 4 TOWNSHIP, REGISTRATION DIVISION I.P., PROVINCE OF NORTH WEST

MEASURING 634 square metres

Held by Deed of Transfer T12752/2019

Situate at: 3 TEMBE STREET, STILFONTEIN EXT 4

Improvements - (Not guaranteed): A residential dwelling consisting of Lounge, Kitchen, 3 Bedrooms, Bathroom, Shower, Toilet and outside buildings consisting of garage, 2 carports, staff room, bathroom / toilet.

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

The Auction will be conducted by the Sheriff or her/his Deputy to the highest bidder with a reserve price set at R300 000.00

Conditions of sale can be inspected at shop 8 Civic Centre, Somerset Avenue, Stilfontein, 24 hours prior to the auction.

Dated at Pretoria, 2024-02-20.

Attorneys for Plaintiff(s): Friedland Hart Solomon Nicolson, Monument Office Park, Block 4, 3rd Floor, 79 Steenbok Avenue, Monumentpark, Pretoria. Telephone: (012)424-0200. Attorney Ref: MR MASINDI/eh/B3227.

**Case No: 2906/2022**

**Docex: 0415063740**

IN THE HIGH COURT OF SOUTH AFRICA

(Eastern Cape Division, Gqeberha)

**In the matter between: NEDBANK LIMITED Plaintiff and XOLANI YOLANI, First Defendant and  
MAMORETIMANG MOLIE YOLANI, Second Defendant**

**AUCTION**

**2024-04-05, 12:00, Danellyn Building 12 Theale Street North End Gqeberha**

In pursuance of a monetary judgment of the above Honourable Court granted on 21 February 2023, an executability order granted by the above Honourable Court on 7 November 2023 and an attachment in execution the following property will be sold in execution by the Sheriff of the High Court Gqeberha North at Danellyn Building 12 Theale Street Gqeberha by public auction on Friday 5 April 2024 at 12:00:

ERF 1389 Kwadwesi in the Nelson Mandela Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, In Extent: 454 (Four Hundred and Fifty Four) Square Metres and held under Deed of Transfer T15662/2021

Which property is also known as 28 Mnganalahla Street Kwadwesi Gqeberha

The property is a residential dwelling zoned for residential purposes consisting of two bedrooms bathroom kitchen and living room

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, Danellyn Building 12 Theale Street North End Gqeberha telephone 041 484 3960. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

**Terms:**

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

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

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

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

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

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

The sale in execution will be conducted by the Sheriff of the High Court, Gqeberha North or his deputy at Danellyn Building 12 Theale Street North End Gqeberha. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

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

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

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

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

\*Registration conditions.

Dated at GQEBERHA, 2024-01-31.

Attorneys for Plaintiff(s): BLC ATTORNEYS, 4 Cape Road Central Gqeberha. Telephone: 0415063740. Fax: 0415821429. Attorney Ref: M Charsley/Elmareth/I36807.

**Case No: 2906/2022**  
**Docex: 0415063740**

IN THE HIGH COURT OF SOUTH AFRICA  
(Eastern Cape Division, Gqeberha)

**In the matter between: NEDBANK LIMITED, Plaintiff and XOLANI YOLANI First Defendant and  
MAMORETIMANG MOLIE YOLANI, Second Defendant**

**AUCTION**

**2024-04-05, 12:00, Danellyn Building 12 Theale Street North End Gqeberha**

In pursuance of a monetary judgment of the above Honourable Court granted on 21 February 2023, an executability order granted by the above Honourable Court on 7 November 2023 and an attachment in execution the following property will be sold in execution by the Sheriff of the High Court Gqeberha North at Danellyn Building 12 Theale Street Gqeberha by public auction on Friday 5 April 2024 at 12:00:

ERF 1389 Kwadwesi in the Nelson Mandela Metropolitan Municipality, Division of Port Elizabeth, Province of the Eastern Cape, In Extent: 454 (Four Hundred and Fifty Four) Square Metres and held under Deed of Transfer T15662/2021

Which property is also known as 28 Mnganalahla Street Kwadwesi Gqeberha

The property is a residential dwelling zoned for residential purposes consisting of two bedrooms bathroom kitchen and living room

The Conditions of Sale will be read prior to the sale and may be inspected at the Sheriff's offices, Danellyn Building 12 Theale Street North End Gqeberha telephone 041 484 3960. For any queries please contact the Plaintiff's Attorneys, Telephone 041 - 506 3740, reference Elmareth.

**Terms:**

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

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

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

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

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

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

The sale in execution will be conducted by the Sheriff of the High Court, Gqeberha North or his deputy at Danellyn Building 12 Theale Street North End Gqeberha. Advertising costs at current publication tariffs and sale costs in accordance with the court rules will apply.

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

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

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

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

\*Registration conditions.

Dated at GQEBERHA, 2024-01-31.

Attorneys for Plaintiff(s): BLC ATTORNEYS, 4 Cape Road Central Gqeberha. Telephone: 0415063740. Fax: 0415821429. Attorney Ref: M Charsley/Elmareth/I36807.

Case No: 29077/2022

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 LESIBA HEZEKIEL MAGONGO (IDENTITY NUMBER: 820619 5632 08 3), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 09:00, Acting Sheriff of the High Court, Sheriff ODI at 62 Ludorf Street, Brits**

In pursuance of a judgment and warrant granted on 17 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 March 2024 at 09:00 by the Sheriff of the High Court, Acting Sheriff ODI at 62 Ludorf Street, Brits to the highest bidder:- CERTAIN: ERF 1175 WINTERVELD TOWNSHIP, SITUATED: STAND 1175, WINTERVELD, 0198, MAGISTERIAL DISTRICT: MADIBENG, REGISTRATION, DIVISION: J.R., NORTH-WEST PROVINCE, MEASURING: 412 (FOUR HUNDRED AND TWELVE) 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, 2 X BEDROOMS, 1 X LOUNGE, 1 X KITCHEN, 1 X BATHROOM, 1 X TOILET, TILE FLOORING, CORRUGATED IRON ROOFING. (The afore going inventory is borne out by an Improvement Report compiled by the Deputy Sheriff of the office of the Acting Sheriff ODI, Mr A Sekhu and dated 9 February 2023. The Deputy Sheriff gained limited access to the property when the inventory was compiled.) HELD by the EXECUTION DEBTOR, LESIBA HEZEKIEL MAGONGO (IDENTITY NUMBER: 820619 5632 08 3) under his name under Deed of Grant No. TG3921/1991BP and TG153087/2007. The full conditions may be inspected at the offices of the Acting Sheriff of the High Court, Sheriff ODI at 62 Ludorf Street, Brits. 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: ejacobs@lgr.co.za, REF. SZ/EJ/IB002242.

Dated at PRETORIA, 2024-02-29.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002242.

Case No: 7630/2021

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

**In the matter between: The Standard Bank of South Africa Limited (Registration Number: 1962/000738/06),  
Plaintiff and JEFFREY THOKOZANI MTHETHWA (IDENTITY NUMBER: 750201 5813 08 0), 1<sup>st</sup> Defendant and  
XOLISILE YVONNE MTHETHWA (IDENTITY NUMBER: 800702 0285 08 3), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston**

In pursuance of a judgment and warrant granted on 1 December 2021 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 25 March 2024 at 10:00 by the Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston to the highest bidder:- CERTAIN: 1) A UNIT CONSISTING OF - SECTION NO 38 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, EKURHULENI 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 SECTION PLAN. HELD BY DEED OF TRANSFER NO. ST 30792/22) AN EXCLUSIVE USE AREA DESCRIBED AS PARKING P5 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 EKURHULENI MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS181/2003 HELD BY NOTARIAL DEED OF CESSION NO. SK2254/2008. SITUATED: UNIT 38, DOOR 219 KINGSTON LODGE, 6 CHEAM CRESCENT, DINWIDDIE. MAGISTERIAL DISTRICT: Ekurhuleni Central.

Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following: DWELLING CONSISTS OF: RESIDENTIAL, MAIN BUILDING: 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), OTHER: WALL TYPE (EXTERIOIR) - FACEBRICK, WALL TYPE (INTERIOIR) - PLASTER, ROOF COVERING - SINK. (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 18 August 2022 and prepared by a Professional Associated Valuer: Brian Leslie Butler. Access was not gained to the property when the valuation was conducted, and the inventory compiled.) HELD by the EXECUTION DEBTORS, JEFFREY THOKOZANI MTHETHWA (IDENTITY NUMBER: 750201 5813 08 0) and XOLISILE YVONNE MTHETHWA (IDENTITY NUMBER: 800702 0285 08 3), under their names under Deed of Transfer No. ST30792/2008. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Germiston South at 4 Angus Street, Germiston South during office hours. 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/IB002056

Dated at PRETORIA, 2024-02-29.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002056.

**Case No: 10363/2022**

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 ISMAEL NCHE (IDENTITY NUMBER: 790918 5546 08 7), 1<sup>st</sup> Defendant and MARTHA NCHE (IDENTITY NUMBER: 790308 1180 18 2), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston**

In pursuance of a judgment and warrant granted on 11 October 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 March 2024 at 10:00 by the Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston to the highest bidder:- CERTAIN: PORTION 1280 (A PORTION OF PORTION 1) OF ERF 233 KLIPPOORTJE AGRICULTURAL LOTS TOWNSHIP, SITUATED: 8 MUTANDIS STREET, KLIPPOORTJE AGRICULTURAL LOTS, 1868, MAGISTERIAL DISTRICT: Ekurhuleni Central, REGISTRATION DIVISION: I.R PROVINCE OF GAUTENG, MEASURING: 323 (THREE HUNDRED AND TWENTY THREE) 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, 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED). (The afore going inventory is borne out by a sworn Valuation Report in respect of the property dated 14 April 2023 and prepared by a Professional Associated Valuer- Brian Leslie Butler. No access was gained to the property when the valuation was conducted and the inventory compiled.) HELD by the EXECUTION DEBTORS, ISMAEL NCHE (IDENTITY NUMBER: 790918 5546 08 7) and MARTHA NCHE (IDENTITY NUMBER: 790308 1180 18 2), under their names under Deed of Transfer No. T42935/2008. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Germiston South at 4 Angus Street, Germiston South during office hours. 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/IB002580

Dated at PRETORIA, 2024-02-29.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB002580.



Case No: 52493/2022

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 CLIVE ANTHONY DELPORT (IDENTITY NUMBER: 750719 5054 08 2) and ADEL VAN JAARSVELD (IDENTITY NUMBER: 810525 0047 08 0), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston**

In pursuance of a judgment and warrant granted on 22 August 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 March 2024 at 10:00 by the Sheriff of the High Court, Sheriff Germiston South at 4 Angus Street, Germiston to the highest bidder:- CERTAIN: A UNIT CONSISTING OF - SECTION NO 28 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS28/2000, IN THE SCHEME KNOWN AS ELSPARK VILLAS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT KLIPPOORTJE AGRICULTURAL LOT TOWNSHIP, LOCAL AUTHORITY: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 65 (SIXTY-FIVE) 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. ST46591/2006. SITUATED: UNIT 28 ELSPARK VILLAS, PARTRIDGE STREET, KLIPPOORTJE AGRICULTURAL LOTS, 1400, MAGISTERIAL DISTRICT: EKURHULENI CENTRAL. 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, SINGLE STORY; PRE-CAST WALLING; ROOF TILES, 1 X LOUNGE (ESTIMATED), 1 X KITCHEN (ESTIMATED), 2 X BEDROOMS (ESTIMATED), 1 X BATHROOM (ESTIMATED), 2 X CARPORT (ESTIMATED). (The afore going inventory is borne out by an Improvement Report in respect of the property dated 5 October 2023 and prepared by the Deputy Sheriff of the High Court, Sheriff Germiston South, Mr. Mr Mokoena. Access was not gained to the property when the inventory was compiled.) HELD by the EXECUTION DEBTOR, CLIVE ANTHONY DELPORT (IDENTITY NUMBER: 750719 5054 08 2) and ADEL VAN JAARSVELD (IDENTITY NUMBER: 810525 0047 08 0), under their names under Deed of Transfer No. ST46591/2006. The full conditions may be inspected at the offices of the Sheriff of the High Court Sheriff Germiston South at 4 Angus Street, Germiston South during office hours. 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/IB001685.

Dated at PRETORIA, 2024-02-29.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, Docex 351, PO Box 2766, Pretoria 0001. Telephone: (012) 817 4664. Fax: 086 501 6399. Attorney Ref: SZ/EJ/IB001685.

Case No: 2021/28067

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and DAVID WILSON (Judgment Debtor)**

## NOTICE OF SALE IN EXECUTION - AUCTION

**2024-03-27, 11:30, Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale**

In execution of a Judgment of the High Court of South Africa, GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R463,000.00 will be held by the Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 27 March 2024 at 11:30 of the under-mentioned property of the Defendant on the conditions which will lie for inspection at the offices of the Sheriff Germiston North prior to the sale : CERTAIN: A unit consisting of: (1) (a) Section No. 1 as shown and more fully described on sectional plan no SS319/1996 in the scheme known as LAKE PLACID in respect of the land and building or buildings situated at PRIMROSE TOWNSHIP, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which

section the floor area, according to the said sectional plan, is 102 (ONE HUNDRED AND TWO) SQUARE METRES in extent; and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST38448/2017 as set out in the aforesaid deed. (2) an exclusive use area described as CARPORT NO. C1 measuring 9 (NINE) SQUARE METRES being as such part of the common property comprising the land in the scheme known as LAKE PLACID in respect of the land and building or buildings situate at PRIMROSE TOWNSHIP, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY as shown and more fully described on sectional plan no. SS319/1996 held by NOTARIAL DEED OF CESSION NUMBER SK2513/17 (3) an exclusive use area described as YARD NO. Y1 measuring 31 (THIRTY ONE) SQUARE METRES being as such part of the common property comprising the land in the scheme known as LAKE PLACID in respect of the land and building or buildings situate at PRIMROSE TOWNSHIP, LOCAL AUTHORITY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY as shown and more fully described on sectional plan no. SS319/1996 held by NOTARIAL DEED OF CESSION NUMBER SK2513/17 Which bears the physical address: Unit 1 (Door 1) Lake Placid, Margurite Avenue, Primrose, Germiston 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, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower and 2 W/C's, 1 Carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale. The office of the Sheriff Germiston North will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale

Dated at SANDTON, 2024-02-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BS/SV/MAT17043.

**Case No: 16482/2023**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and TUMELO GIVEN RATAU, IDENTITY NUMBER: 820101 6015 08 9, DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

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 16482/2023 dated the 11 September 2023 and writ of attachment be sold to the highest bidder with a reserve of R3 500 000.00 at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA EAST, AT CHRIST CHURCH, 820 PRETORIUS STREET, (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA ON 27 MARCH 2024 AT 10:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA EAST 813 STANZA BOPAPE STREET, ARCADIA 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 121 Silver Woods Country Estate Township, Registration Division J. R., Province of Gauteng, Measuring 880 (eight hundred and eighty) Square Metres, held by Deed of Transfer no. T90236/2016, Subject to the Conditions therein contained and more especially, subject to the conditions imposed in favour of Silver Woods Home Owners Association NPC also known as: 2213 Wildwood Way, Silver Woods Estate, Pretoria Improvements: 3 Bedrooms, 3 Bathrooms, Study, Carport, Toilet, Kitchen, 3 Living Rooms, 2 Garages, Store room, 5 other rooms consisting of (Entrance, Scullery, Pantry, Guest Cloak, Outside Toilet

Dated at PRETORIA, 2024-02-14.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT13357.

Case No: 50454/2019

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 TIYISELANI KANYANI (Identity Number: 860331 5483 08 4), First Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-25, 10:00, SHERIFF GERMISTON SOUTH, ANGUS STREET, GERMISTON**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 5TH OF FEBRUARY 2020 in terms of which the following property will be sold in execution on 25TH MARCH 2024 at 10h00 at SHERIFF GERMISTON SOUTH, ANGUS STREET, GERMISTON CERTAIN: A UNIT CONSISTING OF- a) Section Number 62 as shown and more fully described on the Sectional PLAN No. SS299/2008, in the scheme known as VILLAGE FIVE STONE ARCH ESTATE in respect of land and building or buildings situated at CASTLEVIEW EXTENSION 5 TOWNSHIP; EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 59 (FIFTY NINE) SQUARE METRES in extent; and b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the sectional plan. Held by DEED OF TRANSFER NUMBER ST3082/2013 AND SUBJECT TK SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ("the property") AS HELD: by the Respondents under CERTIFICATE OF REGISTERED TITLE ST3082/2013 SITUATED AT: UNIT 62 VILLAGE FIVE STONE ARCH ESTATE BROOKHILL ROAD, CASTLEVIEW, GERMISTON, 1401 DOMICILIUM ADDRESS: 2019 HUMMINGBIRD EXT 3, RIVERLEA The property is zoned residential. Improvements: The following information is furnished but not guaranteed: 1X LOUNGE 2X KITCHEN 2X BEDROOM 1X 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% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON The Sheriff of 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 R20 000.00 via EFT; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF OF GERMISTON SOUTH, during normal office hours Monday to Friday.

Dated at PRETORIA, 2024-01-17.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0212.

Case No: 629/2018

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

**In the matter between: SAWINDU 08 (RF) (PTY) LTD (Registration No: 2013/222429/27), Execution Creditor/Plaintiff and TEBOHO JAYSON MATSEKANE (Identity Number: 810602 6028 081), Execution Debtor/Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 11:00, SHERIFF WELKOM at 366 STATEWAY, DOORN, WELKOM**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 09th day of NOVEMBER 2020 respectively in terms of which the following property will be sold in execution on 20th day of MARCH 2024 at 11H00 by the SHERIFF WELKOM at 366 STATEWAY, DOORN, WELKOM to the highest bidder without reserve. A unit consisting of- ERF 10005 WELKOM EXTENSION 34, DISTRICT WELKOM PROVINCE OF FREE STATE, IN EXTENT 1004 (ONE THOUSAND AND FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T13276/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the Property") ALSO KNOWN AS: ERF 10005 - 19 RONEL STREET, NAUDEVILLE, EXTENSION 34, WELKOM. The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, 3X BEDROOMS, 2X BATHROOMS, KITCHEN, UTILITY ROOM, SHOWER, GARAGE AND 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 office of the Sheriff of the High Court, SHERIFF WELKOM. The office of the SHERIFF WELKOM 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 WELKOM at 366 STATEWAY, DOORN, WELKOM.

Dated at SANDTON, 2024-02-05.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/FF/ HOU82/0018.

2022-057661 Case No:

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and MHLANGA: MARINDA MORWELEDI (Identity Number: 891123 1273 08 7), Respondent**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-28, 10:00, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 06th September 2023 in terms of which the following property will be sold in execution on 28th March 2024 at 10H00 by the SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH to the highest bidder with Court reserve of R499 598.60. ERF 20036 PROTEA GLEN EXTENSION 20 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT 300 (THREE HUNDRED) SQUARE METRES HELD by Deed of Transfer T17480/2014 Situated at: 26 KEI STREET, PROTEA GLEN EXT 20 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, BATHROOM, 2XBEDROOMS, 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 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST. The office of the SHERIFF SOWETO WEST will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R10 000.00 in cash or EFT. D) Registration conditions. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF SOWETO WEST at 2241 CNR RASMENI & NKOPI STREET, PROTEA NORTH

Dated at SANDTON, 2024-01-30.

Attorneys for Plaintiff(s): RMT ATTORNEYS, 171 Katherine Street, Liberty Life Office Park Building 2, Second Floor Strathavon, Sandton, 2196, South Africa. Telephone: 011 444 3008. Fax: 011 444 3017. Attorney Ref: S.MNOKWE/NK/MAT14684.

**Case No: 2022/24062**

**Docex: DOCEX 27**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and MULATEDZI:  
ELPHAS PHUTI (ID NO. 760411 5364 08 7), Defendant**

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

**2024-03-25, 10:00, 4 ANGUS STREET, GERMISTON**

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 R400 000.00 will be held at the offices of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON at 10:00 on 25 MARCH 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: A UNIT CONSISTING OF: SECTION NO. 8 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS132/2008, IN THE SCHEME KNOWN AS GRACELAND CORNER IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ELSPARK EXTENSION 5 TOWNSHIP IN THE LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 50 (FIFTY) 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 ST42436/2016, AN EXCLUSIVE USE AREA DESCRIBED AREA NO. P8 MEASURING 12 (TWELVE) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND THE SCHEME BUILDING OR BUILDINGS SITUATE AT ELSPARK EXTENSION 5 TOWNSHIP IN THE LOCAL AUTHORITY OF EKURHULENI METROPOLITAN, AS SHOWN AND MORE DESCRIBED ON SECTIONAL PLAN NO. SS132/2008 HELD BY NOTARIAL DEED OF CESSION NUMBER SK2856/2016. SITUATED AT UNIT 8 GRACELAND CNR, 1 SAREL HATTING STREET, ELSPARK also chosen d/omicilium 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, bathrooms, bedrooms, kitchen. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOT". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff GERMISTON SOUTH. The Sheriff A.C. GREYLING 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- EFT or Bank Guarantee Cheque, (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

Dated at GERMISTON, 2024-02-05.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1S FLOOR BRADFORD CORNER, 2 BRADFORD ROAD, BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 114061/D GELDENHUYS / LM.

**Case No: 16402/2022**

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 NAVEEN RAMCHARRUN (Identity Number: 670908 5135 08 5), First Defendant**

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

**2024-03-19, 11:00, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT AVENUE, HALFWAY HOUSE, MIDRAND**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 22ND JUNE 2023 in terms of which the following property will be sold in execution on 19TH March 2024 at 11h00 at UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT AVENUE, HALFWAY HOUSE, MIDRAND to the highest bidder with a reserve price of R665 484.53 CERTAIN: A unit consisting of- a) Section Number 2 as shown and more fully described on Sectional Plan No. SS170/2002, in the scheme known as NONSA COURT in respect of land and building or buildings situated at JOHANNESBURG NORTH TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 144(ONE HUNDRED AND 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 ST149076/2003 ("the property") AS HELD: by the Respondents under DEED OF TRANSFER NUMBER ST149076/2003 SITUATED AT: NO. 2 NONSA COURT, 31 CONDUIT STREET, OORSTERLAND, JOHANNESBURG NORTH The property is zoned residential. Improvements: The following information is furnished but not guaranteed: The valuation couldn't be completed as there was no access granted and same as the sheriff was not granted access (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of SHERIFF RANDBURG WEST, UNIT C1, MOUNT ROYAL, 657 JAMES CRESCENT AVENUE, HALFWAY HOUSE, MIDRAND The Sheriff of RANDBURG WEST will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:- a) Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>); b) FICA - legislation i.r.o. proof of identity and address particulars; c) Payment of a registration Fee of R50 000.00 via EFT; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Soshanguve, during normal office hours Monday to Friday.

Dated at PRETORIA, 2024-01-15.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0245.

Case No: 2022/4780

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and DEON BOSHOF (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-03-27, 11:30, Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale**

In execution of a Judgment of the High Court of South Africa, GAUTENG DIVISION, PRETORIA in the abovementioned suit, a sale with a reserve of R400,000.00 will be held by the Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 27 March 2024 at 11:30 of the under-mentioned property of the Defendant on the conditions which will lie for inspection at the offices of the Sheriff Germiston North prior to the sale : CERTAIN: A unit consisting of: (a) Section no. 26 as shown and more fully described on Sectional Title Plan No. SS049/1979 in the scheme known as GORDON RIDGE in respect of the land and the building or buildings situate at EASTLEIGH TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 113 (ONE HUNDRED AND THIRTEEN) SQUARE METRES in extent: and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. HELD BY DEED OF TRANSFER NUMBER ST000026917/2012 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED. Which bears the physical address: Unit 26 (Door 212) Gordon Ridge, 101 High Road, Eastleigh, Edenvale 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, Kitchen, 3 Bedrooms, 1 Bathrooms, 2 wc's, 1 carport THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission as follows:- 1.1 6% on the first R100 000.00; 1.2 3.5% on R100,001.00 to R400,000.00; and 1.3 1.5% on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2 A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale. The office of the Sheriff Germiston North will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale

Dated at SANDTON, 2024-02-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BS/SV/MAT21551.

Case No: 2021/46161

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and WENTZEL CHRISTOFFEL COETZER (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-03-27, 11:30, Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale**

In execution of a Judgment of the High Court of South Africa, GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R700,000.00 will be held by the Sheriff of the High Court Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale on 27 March 2024 at 11:30 of the under-mentioned property of the Defendant on the conditions which will lie for inspection at the offices of the Sheriff Germiston North prior to the sale : CERTAIN: A unit consisting of: (1) (a) Section No. 61 as shown and more fully described on sectional plan no ss188/1991 in the scheme known as ST LUCIA in respect of the land and building or buildings situated at BEDFORD GARDENS TOWNSHIP, LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY of which

section the floor area, according to the said sectional plan, is 117 (ONE HUNDRED AND SEVENTEEN) 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 ST110/2015 and subject to such conditions as set out in the aforesaid deed. (2) An exclusive use area described as PARKING NO 84 measuring 12 (TWELVE) square metres being as such part of the common property comprising the land in the scheme known as ST LUCIA in respect of the land and building or buildings situate at BEDFORD GARDENS TOWNSHIP LOCAL AUTHORITY EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS18/1991 held by NOTARIAL DEED OF CESSION NUMBER SK2/2015 Which bears the physical address: Unit 61 (Door 501) St Lucia, Kirkby Road, Bedford Gardens, Bedfordview. 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, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms, 1 Shower and 2 W/C's, 1 out garage. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The 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 Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale. The office of the Sheriff Germiston North will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Germiston North at 22 Voortrekker Street, Corner 2nd Street, Edenvale.

Dated at SANDTON, 2024-02-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: BS/SV/MAT17630.

**Case No: 27505/2022**

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 JEAN PETIT MUKENGESHAYI NGOY (Identity Number: 691124 5993 18 5), First Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-19, 10:00, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET AND GILLVIEW**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 05 OCTOBER 2023 in terms of which the following property will be sold in execution on 19TH March 2024 at 10h00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET AND GILLVIEW to the highest bidder with a reserve price of R1 005 176.69 CERTAIN: PORTION 16 OF ERF 13 OAKDENE TOWNSHIP REGISTRATION DIVISION I.R PROVINCE OF GAUTENG MEASURING 755 (SEVEN HUNDRED AND FIFTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER T18018/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the property") AS HELD: by the Respondents under DEED OF TRANSFER NUMBER T18018/2015 SITUATED AT: NO.7 BERRY AVENUE OAKDENE, 2190 DOMICILIUM ADDRESS: NO.4 DECO GROVE ESTATE, 23 MAIN STREET, TOWNVIEW, 2190. The property is zoned residential. Improvements: The following information is furnished but not guaranteed: The property is situated at NO.7 BERRY AVENUE OAKDENE, 2190 consists of: MAIN BUILDING SINGLE STOREY HOUSE WITH BRICKS AND CORRUGATED IRON, LOUNGE, DINING TABLE, STUDY, 3X BEDROOM 2X BATHROOM KITCHEN PANTRY 1X TOILET OUT BUILDING SINGLE STOREY HOUSE FREESTANDING FLOORS OTHER PARQUET KITCHEN SCULLERY 1X TOILET 1X GARAGE OTHER INFORMATION RESIDENTIAL FENCING BRICKS PAVING SWIMMING POOL (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form



acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of Sheriff JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTER, 22 HILLARY ROAD, CNR TREVOR STREER, GILLVIEW The SHERIFF OF JOHANNESBURG 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 via EFT; d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff Johannesburg South, during normal office hours Monday to Friday.

Dated at PRETORIA, 2024-01-15.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0148.

**Case No: 2022/4499**

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

**In the matter between: ABSA HOME LOANS GUARANTEE First Plaintiff COMPANY (RF) PTY LTD, 1<sup>st</sup> Plaintiff  
and ABSA BANK LIMITED, Second Plaintiff and IWUOHA, AUSTIN EZENWA, Defendant**

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

**2024-03-27, 14:00, ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 2 FEBRUARY 2023, a sale will be held at the sheriff's office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON on 27 MARCH 2024 at 14H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the sheriff's office of the ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON, subject to a reserve price set at R645,000.00. ERF 557 THE HILL EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 913 (NINE HUNDRED AND THIRTEEN) SQUARE METRES HELD BY THE DEED OF TRANSFER T46464/2019 Situated at: 8 3rd Avenue, The Hill Ext. 1, Johannesburg Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 OUTSIDE ROOM THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40 000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the offices of ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON. The office of the ACTING SHERIFF JOHANNESBURG EAST will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE ACTING SHERIFF JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

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: JR6904/1198/N. Erasmus/CO.

Case No: 5830/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED Registration Number: 1962/000738/06, Execution Creditor and ABRAHAM CHRISTOFFEL DE LANGE, Identity Number: 810319 5017 086, First Execution Debtor and JUANITA DE LANGE, Identity Number: 860811 0056 084, Second Execution Debtor**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-28, 12:00, Sheriff of Virginia at 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 11 AUGUST 2022 in terms of which the following property will be sold in execution on 28TH day of MARCH 2024 at 12H00 by the Sheriff of Virginia at 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA, with a reserve price of R140 000.00. CERTAIN: ERF 765 VIRGINIA DISTRICT: VENTERSBURG, PROVINCE FREE STATE IN EXTENT: 1332 (ONE THOUSAND THREE HUNDRED AND THIRTY-TWO) SQUARE METERS AS HELD BY: DEED OF TRANSFER NUMBER: T5707/2014 SITUATED: 13 DUIKER AVENUE, VIRGINIA THE PROPERTY IS ZONED: RESIDENTIAL (NOTHING GUARANTEED) The property consists of (Nothing Guaranteed): " 3 x Bedrooms; " 1 x Bathroom; " 1 x Family room; " 1 x Dining room / Lounge; " 1 x Kitchen; " 1 x Water Closet; " 1 x Garage; " Swimming pool. (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Execution Creditor's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. This is a sale in execution pursuant to a judgment obtained by the above court. Rules of this execution will be available 24 hours before the auction at the office of Sheriff Virginia, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA. The sale will be conducted at the Sheriff of Virginia's office with auctioneer Tiki Berry. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A. Directions of the Consumer Protection Act 68 of 2008 (URL [http: www.info.gov.za/view/DownloadFileAction?id=99961](http://www.info.gov.za/view/DownloadFileAction?id=99961)) B. Fica legislation with regard to identity and address particulars. C. Payment of registration money D. Registration conditions E. Registration amount is R10 000.00 (Refundable) prior to commencement of Auction in order to obtain a Buyers card. NB: In terms of Rule 46: 1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale; 2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale; The aforesaid sale shall be subject to the Conditions of Sale which may be inspected 24 hours prior to the auction, at the office of the Sheriff of the High Court, VIRGINIA.

Dated at BLOEMFONTEIN.

Attorneys for Plaintiff(s): STRAUSS DALY ATTORNEYS, EXECUTION CREDITOR'S ATTORNEY, J ELS, 104 KELLNER STREET, WESTDENE, BLOEMFONTEIN. Telephone: (051) 430 1540. Fax: (051) 448 9820. Attorney Ref: J ELS/cvdw/ISS646.

Case No: 44460/2019

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 THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Number: 1962/000738/06), Plaintiff**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-12, 10:00, SHERIFF PRETORIA SOUTH EAST, 1281 STANZA BOPAPE STREET, HATFIELD, PRETORIA**

This sale is a sale in execution pursuant to a judgment obtained in the above Honourable Court on the 25 AUGUST 2023 in terms of which the following property will be sold in execution on 12TH March 2024 at 10h00 at SHERIFF PRETORIA SOUTH EAST, 1281 STANZA BOPAPE STREET, HATFIELD, PRETORIA to the highest bidder with a reserve price of R1 270 872.82 CERTAIN: A unit consisting of- a) Section Number 2 as shown and more fully described on Sectional plan Number SS14/1997, in the scheme known as MORELETAPARK 3315 in respect of the land and building or buildings situated at ERF 3315 MORELETAPARK EXTENSION 36 TOWNSHIP; LOCAL

AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 209 TWO HUNDRED AND NINE) SQUARE METRES in extent; and a) an undivided share in the common property in the scheme apportion to the said accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NUMBER ST17412/2011 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THRE AFORESAID DEED OF TRANSFERN ("the property") AS HELD: by the Respondents under DEED OF TRANSFER NUMBER ST17412/2011 SITUATED AT: 75 LANCE TREE CRESCENT MORELETA PARK EXT 36 PRETORIA DOMICILIUM ADDRESS: UNIT 17 CHATEAU, 20 TEMBE CLOSE MORELETAPARK X72 The property is zoned residential. Improvements: The following information is furnished but not guaranteed: DINING ROOM LOUNGE KITCHEN LAUNDRY FAMILY ROOM STUDY 4X BEDROOM 3X BATHROOMS 2 GARAGES DOUBLE SHADE PORT (The nature, extent, condition and existence of the improvements are not guaranteed.) The Purchaser shall in addition to the Sheriff's commission, which is 6% on the first R100 000.00; 3.5% on the amount exceeding R100 000.00 to R400 000.00 and 1.5% on the balance thereof, up to a maximum fee of R40 000.00 plus VAT thereon and a minimum of R3 000.00 plus VAT thereon, pay a deposit of 10% (10 percent) of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction are available 24 hours before the auction at the office of SHERIFF PRETORIA SOUTH EAST, 1281 STANZA BOPAPE STREET, HATFIELD, PRETORIA The Sheriff of Pretoria South 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: There is no registration fee. On the day of the sale you liable for 10% of the purchase price and the auctioneers commission. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff Soshanguve, during normal office hours Monday to Friday.

Dated at PRETORIA, 2024-01-16.

Attorneys for Plaintiff(s): BOKWA LAW INCORPORATED, 210 Justice Mohamed Road Brooklyn PRETORIA. Telephone: 012 424 2900. Fax: 012 346 5265. Attorney Ref: XN/FC0222.

Case No: 2021/24674

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 NKWANYANE, NDODA MALAZA, First Defendant and VICTORIA ZIPHOKUHLE Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-22, 11:00, ACTING SHERIFF HEIDELBERG at 40 MARE STREET, HEIDELBERG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 7 JUNE 2023, a sale will be held at the office of the ACTING SHERIFF HEIDELBERG at 40 MARE STREET, HEIDELBERG on 22 MARCH 2024 at 11H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the ACTING SHERIFF HEIDELBERG at 40 MARE STREET, HEIDELBERG, subject to a reserve price set at R450,000.00. ERF 1913 HEIDELBERG EXTENSION 9 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG, IN EXTENT 823 (EIGHT HUNDRED AND TWENTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER NO: T11345/2017. Situated at: 23 Zinnia Street, Heidelberg Extension 9. Magisterial Court District (Heidelberg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 OUTSIDE TOILET, DOUBLE GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiffs' Attorneys, which shall be furnished to the Sheriff within 21 days after the date of sale. 3. The Rules of the auction are available 24 hours prior to the auction at the office of the ACTING SHERIFF at 40 MARE STREET, HEIDELBERG. The office of the ACTING SHERIFF HEIDELBERG will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL

<http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE ACTING SHERIFF HEIDELBERG at 40 MARE STREET, HEIDELBERG.

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: JR6772/N824/N. Erasmus/CO.

**Case No: 53778/2023**

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

**In the matter between: NEDBANK LIMITED, PLAINTIFF and ONNEY GERALD WILLIAMS, IDENTITY NUMBER: 7203265258080, FIRST DEFENDANT AND ANDROMEDA WILLIAMS (PREVIOUSLY KIEWIETS), IDENTITY NUMBER: 7502120192081, SECOND DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

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 53778/2023 dated the 27 October 2023 and writ of attachment be sold to the highest bidder without a reserve at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST, AT 102 PARKER STREET, RIVIERA, PRETORIA ON 28 MARCH 2024 AT 11:00. Full conditions of sale can be inspected at the OFFICES OF THE SHERIFF OF THE HIGH COURT, PRETORIA NORTH EAST AT 102 PARKER STREET, RIVIERA, PRETORIA and will also be read out by the sheriff prior to the sale in execution. The Execution Creditor, Sheriff and/or Plaintiff's Attorneys do not give any warranties with regard to the description and/or improvements. Property: Portion 26 (Portion of Portion 1) of Erf 5742 Eersterust Extension 6 Township, Registration Division J.R., The Province of Gauteng, Measuring 630 (six hundred and thirty) Square Metres, held by Deed of Transfer no. T64936/1997 also known as: 9 Thumbran Avenue, Eersterust Extension 6 Improvements: 3 Bedrooms, Dining Room, Lounge, Kitchen, 2 Bathrooms, 2 Toilets, Double Garages, Carport, Swimmingpool outside Building: Toilet, 2 Bedrooms, Lap with Bar Property vandalised and is an empty shell and is guarded - photos of the property at the sheriff office)

Dated at PRETORIA, 2024-02-06.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS ATTORNEYS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 0123254185. Fax: 0123255420. Attorney Ref: MAJOTHI/IDB/GT10557.

**Case No: 996/2021**

**Docex: 92 BLOEMFONTEIN**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REG NR: 1962/000738/06, Plaintiff and MAHLUBANDILE DEON MNOTHOZA, IDENTITY NUMBER: 730426 5327 08 9, 1<sup>st</sup> Defendant and LENNIE ELISA MNOTHOZA IDENTITY NUMBER: 740526 0046 08 5, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 11:00, 366 STATE WAY, WELKOM**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on 20th day of MARCH 2024 at 11:00 at 366 STATE WAY, WELKOM: ERF 919 RIEBEECKSTAD DISTRICT WELKOM FREE STATE PROVINCE IN EXTENT 1474 (ONE THOUSAND FOUR HUNDRED AND SEVENTY-FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T11125/2008 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER SITUATE AT: 03 MARY STREET, RIEBEECKSTAD THE PROPERTY IS ZONED: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished re the improvements though in this respect nothing

is guaranteed:- LOUNGE DINING ROOM TV ROOM KITCHEN 4 x BEDROOMS 2 x BATHROOMS 1 x EN-SUITE BATHROOM STUDY 3 DOOR GARAGE SWIMMING POOL LAPA DOMESTIC HELPER QUARTERS SEPARATE TOILET SINK ROOF PALACADE FENCING (NOTHING GUARANTEED) 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 R30 000,00 (THIRTY THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) up to a maximum fee of R10 777,00 (TEN THOUSAND SEVEN HUNDRED AND SEVENTY SEVEN) minimum charges R542,00 (FIVE HUNDRED AND FOURTY TWO) 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 Welkom, 366 STATE WAY, WELKOM. 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 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted at the office of Sheriff Welkom with auctioneers CP BROWN. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 2024-01-30.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Telephone: 0514486369. Fax: 0514486319. Attorney Ref: S SMITH/cb/90000212. Attorney Acct: 90000212

Case No: 581/2018

Docex: 92 BLOEMFONTEIN

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REG NR: 1962/000738/06, Plaintiff and A MOS TELECOMS CC, Registration number 1962/000138/06, 1<sup>st</sup> Defendant, KELEMOGILE SYDNEY MOSIMEGE (SURETY), Identity Number 6712265766083, 2<sup>nd</sup> Defendant, DINEO PRISCILLA MOSIMEGE (SURETY), Identity Number 740402 0822 083, 3<sup>rd</sup> Defendant, LETSATSI NEPHALLY MOHAPI (SURETY), Identity Number 670629 5069 088, 4<sup>th</sup> Defendant and MATONE ELIAS SEJANAMANE (SURETY), Identity Number 721023 5445 085, 5<sup>th</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 10:00, 06A THIRD STREET, ARBORETUM, BLOEMFONTEIN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on Wednesday, 20 MARCH 2024 at 10h00 at the premises: 06A THIRD STREET BLOEMFONTEIN which will lie for inspection at the offices of the Sheriff for the High Court, BLOEMFONTEIN EAST, NR. 3, 07TH STREET, ARBORETUM. A UNIT CONSISTING OF- (a) SECTION NUMBER 1 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS35/1996, IN THE SCHEME KNOWN AS LABUSCHAGNE CASTLE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BLOEMFONTEIN (EXTENSION 146), MANGAUNG LOCAL MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 109 (ONE HUNDRED AND NINE) SQUARE METRES IN EXENT, 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 ST11610/2010 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. SITUATED AT: 06 LABUSCHAGNE STREET, UITSIG, BLOEMFONTEIN 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 BEDROOMS 2 X BATHROOMS 1 X KITCHEN OPEN PLAN LIVING/TV ROOM, DININGROOM 2 X GARAGES THAT IS OPEN AT THE FRONT TERMS: 1. 10% (TEN PERCENT) of the purchase price on the day of sale, by immediate 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% on the proceeds of the sale up to a price of R100 000,00 and thereafter 3,5% on R100 001,00 - R400 000,00 and thereafter 1,5% on the balance thereof up to a maximum fee of R40 000,00 plus VAT and minimum charges R3 000,00. 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 Bloemfontein West, 6A Third Street, Bloemfontein. 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 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted by the office of Sheriff Bloemfontein East with auctioneers P ROODT / M ROODT. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 2024-01-30.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS, 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Telephone: 0514486369. Fax: 0514486319. Attorney Ref: S SMITH/cb/90000030. Attorney Acct: 90000030.

Case No: 71076/2019

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and DANIELLE CHARLENE HARRINGTON (Identity Number: 7407060170081), 1ST Defendant/Respondent and DONAVAN JOSEPH HARRINGTON (Identity Number: 800409 5189 08 0), 2ND Defendant/Respondent**

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

**2024-03-21, 10:00, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (GAUTENG DIVISION, PRETORIA) in the abovementioned suit, a sale without a reserve will be held at SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING on 21 MARCH 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS PROPER, VEREENIGING prior to the sale. ERF 748 ENNERDALE EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T17740/2017 also known as 54 TAURUS STREET, ENNERDALE EXTENSION 1. The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: HOUSE WITH TILED ROOF. 3 BEDROOMS, KITCHEN, LOUNGE, TOILET AND BATHROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. The Purchaser shall pay Auctioneer's commission subject to a maximum of R40,000.00 in total plus VAT and a minimum of R3,000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff, the balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's Attorney, which shall be furnished within 21 days from the date of sale. 3. The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. 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 VEREENIGING, SHERIFF'S OFFICES, 91 GENERAL HERTZOG ROAD, THREE RIVERS, VEREENIGING. C/O LEE ATTORNEYS 51 Elandslaagte Straat Hazelwood Pretoria Ref: Lenell Lee Cell: 082 451 2142 Fax: 0866 524 601

Dated at SANDTON, 2024-03-01.

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: 13393.

Case No: 2020/25881

Docex: DOCEX 3

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

**In the matter between: SB GUARANTEE COMPANY (rf LIMITED, Plaintiff and NKUMANE: NOMTHANDAZO LEKHINA (ID NO. 691019 0632 087), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 11:30, 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE**

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 R587 526.26 will be held at the offices of the Sheriff GERMISTON NORTH at 22 VOORTREKKER STREET, CORNER 2ND STREET, EDENVALE at 11:30 on 27 MARCH 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 116 MARLANDS TOWNSHIP, REGISTRATION DIVISION I. R., THE PROVINCE OF GAUTENG, MEASURING 1016 (ONE THOUSAND AND SIXTEEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T42747/2019. SITUATE AT 12 SECOND AVENUE, MARLANDS BEDFORDVIEW EXTENSION 10 also chosen domicilium citandi et executandi. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: lounge, dining room, study, 3 bedrooms, kitchen, laundry, bathroom, shower and toilet. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to a maximum commission R40 000.00 plus VAT and a minimum of R3 000.000 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month as per date of sale to date of transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff Germiston North. The office of the Sheriff J. A. Thomas and/or P Ora 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 R50 000.00- in cash or EFT that must be reflect in the Sheriff's account prior to the sale. (d) Registration conditions: no person will be allowed on the premises if they are not registered for Fica and CPA. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff Germiston North, 22 Voortrekker Street, Corner 2nd Street, Edenvale.

Dated at GERMISTON, 2024-02-06.

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: 110070/D GELDENHUYS / LM.

Case No: D1298/2020

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and ICO CLAASSEN (Identity Number: 810720 5022 08 5), First Defendant and COLLETTE LEIGH JOHNSON (Identity Number: 890804 0010 08 0), Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-28, 12:00, SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL DIVISION, DURBAN) in the abovementioned suit, a sale with reserve in the amount of R2,475,590.67 (TWO MILLION, FOUR HUNDRED AND SEVENTY FIVE THOUSAND FIVE HUNDRED AND NINETY RAND AND SIXTY SEVEN CENTS) will be held at SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN on 28 MARCH 2024 at 12H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN prior to the sale. ERF 94 PHEZULU REGISTRATION DIVISION FT PROVINCE OF KWAZULU-NATAL IN EXTENT 1905 (ONE THOUSAND NINE HUNDRED AND FIVE)

SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T1208/2017 also known as 9 MAHOGANY AVENUE, ALVERSTONE, PHEZULU ESTATE the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, 4 BEDROOMS, 3 BATHROOMS, WC 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 R40,0000.00 - 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 CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN. 4. Advertising cost at current publication rate and sale costs according to Court rules apply. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia: (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Registration for auction is open the day before from 10:30 to 12:00 and close on the day of the auction no exceptions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF CAMPERDOWN, 3 GOODWILL PLACE, CAMPERDOWN. C/O CM COLEMAN ATTORNEYS 1 Maristine 75 Oakleigh Drive Musgrave Durban Tel: 072 721 4336 Ref: Chris Coleman / Sanele Msomi

Dated at SANDTON, 2024-03-01.

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: 14973.

Case No: 2048/2023

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

In the matter between: **SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED**, Plaintiff and **SIVUYILE RADU** (Identity Number: 810612 5517 083), First Defendant and **ZANELE RADU** (Identity Number: 880823 1142 082), Second Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-28, 12:00, SHERIFF KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (WESTERN CAPE DIVISION, CAPE TOWN) in the abovementioned suit, a sale with a reserve in the amount of R421,000.00 will be held at SHERIFF KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA on 28 MARCH 2024 at 12H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA prior to the sale. ERF 28236 KHAYELITSHA IN THE CITY OF CAPE TOWN DIVISION CAPE PROVINCE OF THE WESTERN CAPE IN EXTENT: 247 (TWO HUNDRED AND FORTY SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER T61940/2015; Which bears the physical address: 10 NGABA-NGABA CRESCENT, ILITHA PARK, KHAYELITSHA 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, 2 BEDROOMS AND BATHROOM. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND / OR WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" TERMS: 1. THE SHERIFF'S COMMISSION: a. 6% on the First R100,000.00; b. 3.5% on R100,001.00 to R400,000.00; c. 1.5% on the balance of the proceeds. Maximum of R40,0000.00 - 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 KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA. 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 KHAYELITSHA, 20 SIERRA WAY, MANDALAY, KHAYELITSHA. C/O COHEN SHEVEL & FOURIE 40 McIntyre Street Glenlily Parow Cape Town Tel: (012) 939 5120 REF: MR T PRICE

Dated at SANDTON, 2024-03-01.



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: 19411.

**Case No: 2068/2023**

**Docex: DOCEX 27 BEDFORDVIEW**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and SCHOEMAN:  
DONOVAN (ID NO. 710825 5101 08 5), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-28, 10:00, SHERIFF'S STORAGE, UNIT 12 ANERAMAPARK, BORSSENBERG STREET, DALJOSAFAT,  
PAARL**

In execution of a judgment of the High Court of South Africa, Western Cape Division - Cape Town in the suit, a sale to the highest bidder subject to a reserve price of R4 003 564.00 will be held at the offices of the Sheriff PAARL at SHERIFF'S STORAGE, UNIT 12 ANERAMA PARK, BORSSENBERG STREET, DALJOSAFAT, PAARL at 10:00 on 28 MARCH 2024 of the undermentioned property of the Defendant on the conditions which may be inspected at the office of the Sheriff, prior to the sale. ERF 2909 FRANSCHHOEK, IN THE STELLENBOSCH MUNICIPALITY DIVISION PAARL, PROVINCE OF WESTERN CAPE., IN EXTENT: 863 (EIGHT HUNDRED AND SIXTY THREE) SQUARE METRES, HELD BY: DEED OF TRANSFER NUMBER T13664/2018, SITUATE AT: 26 DIRKIE UYS STREET, FRANSCHHOEK WESTERN CAPE with chosen domicilium citandi et executandi being 11 PARIS CRESCENT, FRANSCHHOEK. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Property is in a very poor condition and no warranty is given in respect thereof. MAIN BUILDING: A wooden wall house with corrugated iron roof, wooden windows frames, concrete security wall in front, 3 x bedrooms, 1 x bathroom, 1 x kitchen, 1 x lounge, 1 x single garage and swimming pool (damaged). (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 available 24 hours prior to the auction at the offices of the Sheriff Paarl. The office of the Sheriff AK Nkhumise 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- 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 PAARL at 12 CASTLE STREET, PAARL.

Dated at GERMISTON, 2024-02-13.

Attorneys for Plaintiff(s): STUPEL & BERMAN INC, 1ST FLOOR BRADFORD CORNER, 2 BRADFORD ROAD BEDFORDVIEW. Telephone: 011 776 3000. Fax: 086 769 0863. Attorney Ref: 110847/D GELDENHUYS / LM.

Case No: 2022/9703

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 SHALE: TEBOHO CHRISTOPHER (ID NO: 700921 5542 08 9). 1<sup>st</sup> Defendant and SHALE: LEBOHANG ALINA (ID NO: 800124 0656 08 2), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-22, 10:00, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK**

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 R444 566.22 will be held at the offices of the Sheriff VANDERBIJLPARK at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARDS VANDERBIJLPARK at 10:00 on 22 MARCH 2024 of the undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: ERF 35 VANDERBIJL PARK CENTRAL EAST NO 5 TOWNSHIP, REGISTRATION DIVISION: I. Q., THE PROVINCE OF GAUTENG, MEASURING: 650 (SIX HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T80770/2013. SITUATED AT: 16 ATHERSTONE STREET, VANDERBIJLPARK C.E.5 with the chosen domicilium citandi et executandi being 6033 SHARPVILLE, SHARPVILLE. 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, laundry, kitchen, 2 bathrooms, 2 shower, 3 toilets and double garage. (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. The office of the Sheriff M K Naidoo 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 R10 000.00- in cash. (d) Registration conditions. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff VANDERBIJLPARK, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK.

Dated at BEDFORDVIEW, 2024-02-07.

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: 114734/D GELDENHUYS / LM.

Case No: 2021/42202

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 RABEKANE: CYNTHIA RAMOKONE (ID NO. 840208 0765 08 4), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 14:00, 127B KITZINGER AVENUE, BRAKPAN**

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 R358 325.89 will be held at the offices of the Sheriff BRAKPAN at 127B KITZINGER AVENUE, BRAKPAN at 14:00 on 26 MARCH 2024 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 21 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN N0. SS180/2005, IN THE SCHEME KNOWN AS LAKEWOOD MANOR IN RESPECT OF THE LAND AND BUILDING OR

BUILDINGS SITUATE AT DALPARK EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 93 (NINETY THREE) SQUARE METRES IN EXTENT, AND AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN, HELD BY DEED OF TRANSFER ST33470/2015. 2. UNIT CONSISTING OF: SECTION 51 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS180/2005, IN THE SCHEME KNOWN AS LAKEWOOD MANOR IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT DALPARK EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 18 (EIGHTEEN) 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 ST33470/2015. SITUATED AT: UNIT 21 LAKEWOOD MANOR, 20 VIKING ROAD, DALPARK EXTENSION 1 with chosen domicilium citandi et executandi being UNIT 21 THERESA CABLES, THERESA PARK. THE PROPERTY IS ZONED : RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and/or no warranty is given in respect thereof. MAIN BUILDING: bedrooms, dining room, lounge, bathroom, kitchen and garage. (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 Brakpan. The office of the Sheriff MM MSIMANGO 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, 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 Sheriff Brakpan at 127B KITZINGER AVENUE, BRAKPAN.

Dated at BEDFORDVIEW, 2024-02-07.

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: 112732/D GELDENHUYIS / LM.

**Case No: 2021/19046**

**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 PIERCE: JANINE EMELDA (ID NO. 721019 0190 08 0), 1ST DEFENDANT and DE ASSONCAO: SANCHE FERNANDES SOUSA (ID NO. 720415 5414 18 9), 2ND DEFENDANT**

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

**2024-03-27, 14H00, 61 VAN REBEECK STREET, ALBERTON**

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 R390 000.00 will be held at the offices of the Acting Sheriff JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON at 14H00 on 27 MARCH 2024 of undermentioned property of the Defendants on the conditions which may be inspected at the office of the Sheriff, prior to the sale. CERTAIN: REMAINING EXTENT OF ERF 1451 BEZUIDENHOUT VALLEY TOWNSHIP, REGISTRATION DIVISION I. R., THE PROVINCE OF GAUTENG, MEASURING 496 (FOUR HUNDRED AND NINETY SIX) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T9433/2006. SITUATED AT : 103 - 1ST AVENUE, BEZUIDENHOUT VALLEY, JOHANNESBURG being the chosen domicilium citandi et executandi. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: Please note that nothing is guaranteed and /or no warranty is given in respect thereof. MAIN BUILDING : lounge, dining room, 3 bedrooms, kitchen, bathroom, shower and toilet. (The accuracy thereof can however not be guaranteed). THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE

IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS". 1. The Purchaser shall pay auctioneer's commission to: (a) 6% on the first R100 000.00; (b) 3.5% on R100 001.00 to R400 000.00; (c) 1.5% on the balance of the proceeds of the sale subject to A maximum commission R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT. 2. A deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee to be approved by the Plaintiff's Attorney, which shall be furnished to the Sheriff within 21 (twenty one) days after the sale. 3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured. 4. Should the purchaser 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 transfer of the property. 5. The rules of auction are available 24 hours prior to the auction at the offices of the Sheriff JOHANNESBURG EAST at 61 VAN REBEECK STREET, ALBERTON. 6. The office of the Sheriff JOHANNESBURG EAST will conduct the sale with actioneers J.A. THOMAS and/or A JAGELS. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: (a) Directive of the Consumer Protection Act 68 of 2008(URLhttp://view/DownloadFileAction?l=99961) (b) FICA LEGISLATION - Proof of ID and address particulars (c) Payments of a registration fee of R50 000.00 - by EFT that must reflect in the Sheriff's account prior to the sale. (d) Registration conditions: no person will be allowed if they are not registered for FICA and CPA. The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the Sheriff JOHANNESBURG EAST, 61 VAN REBEECK STREET, ALBERTON.

Dated at GERMISTON, 2024-02-07.

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: 112145/ D GELDENHUYS / LM.

**Case No: D9215/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff/Applicant and LOGASPREN MADURAY MOODLEY N.O In his capacity as trustee for the time being of the MM MOODLEY FAMILY TRUST (having registration number IT065/2019), First Defendant/Respondent, JORDI DUNCAN NADERAJAN IYMAN, Third Defendant/Respondent, MM MOODLEY FAMILY TRUST, Second Defendant/MADURAY MOONSAMY MOODLEY 370921 5109 086, Fourth Defendant/Respondent and LOGASPREN MADURAY MOODLEY (Identity number: 631102 5159 083), Fifth Defendant/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 10:00, SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (KWAZULU-NATAL LOCAL DIVISION, DURBAN) in the abovementioned suit, a sale with a reserve in the amount of R1,365,928.48 will be held at the office of the SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 27 MARCH 2024 at 10H00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN prior to the sale. ERF 1555 HILLCREST REGISTRATION DIVISION FT PROVINCE OF KWAZULU NATAL IN EXTENT 595 (FIVE HUNDRED AND NINETY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T27689/19 SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF "CANTERBURY AT CAMELOT HOMEOWNERS ASSOCIATION (ASSOCIATION INCORPORATED UNDER SECTION 21) REGISTRATION NUMBER 2004/011763/08; also known as 10 BRITTANY ROAD, HILLCREST the following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: MAGISTERIAL DISTRICT: PINETOWN THE PROPERTY IS ZONED: RESIDENTIAL A RESIDENTIAL DWELLING CONSISTING OF: LOUNGE, DINING ROOM, KITCHEN, PANTRY, SCULLERY, STUDY, 3 BEDROOMS, 2 BATHROOMS, 1 TOILET, STOREROOM. 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 and a full advertisement are available 24 hours prior to the Auction at the offices of the SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. 4. The sale will be conducted by the Sheriff for Pinetown with auctioneers NB Nxumalo and/or Mrs S Raghoo. 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 (d) Payment of a Registration Fee of R15,000.00 in cash The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN. C/O CM COLEMAN ATTORNEYS 1 Maristine 75 Oakleigh Drive Musgrave Durban Tel: 083 965 1648 /072 721 4336 Ref: Chris Coleman / Sanele Msomi

Dated at SANDTON, 2024-03-01.

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: 17116.

**Case No: 10780/2022**

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

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

**NOTICE OF SALE IN EXECUTION**

**2024-03-25, 12:00, At the premises, 234 Klip Road, Grassy Park**

A Sale In Execution of the undermentioned property is to be held by the Sheriff Wynberg South at the premises - 234 Klip Road, Grassy Park on Monday, 25 March 2024 at 12h00, subject to a reserve price of R 1 500 000.00. Full conditions of sale can be inspected at the office of the Sheriff Wynberg South at 7 Electric Road, Wynberg - Tel: 021 761 2820 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. Erf 1999 Grassy Park In The City of Cape Town Cape Division Western Cape Province In Extent 523 (five hundred and twenty three) square metres Held by Deed of Transfer Number T29409/2021 Also known as 234 Klip Road, Grassy Park alternatively Lotus Park Magisterial District: Cape Town Improvements: Brick dwelling under a zinc roof comprising of 3 bedrooms - main en-suite, Open plan lounge/Kitchen/Dining room, Family Bathroom/Toilet, Carport and Swimming Pool. A Cottage under a tiled roof comprising of 2 Bedrooms, Open plan Lounge/Kitchen and Bathroom/Toilet. Zoned residential. Take further notice that: 1. This sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as Amended, in pursuant of an order granted against the Defendant(s) for money owing to the Plaintiff. 2. The purchaser shall pay auctioneer's commission subject to: a) 6% on the first R 100 000.00 b) 3.5% on R 100 000.00 to R 400 000.00 c) 1.5% on the balance of the proceeds of the sale subject to: A maximum commission of R 40 000.00 plus VAT - and a minimum commission of R 3 000.00 plus VAT. 3. A deposit of 10% of purchase price immediately on demand by the Sheriff. The balance of the purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Plaintiff's attorney, which shall be furnished to the Sheriff within 21 days after the date of sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of condition 3. 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 6. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Sheriff Wynberg South, 7 Electric Road, Wynberg. 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 office of the Sheriff Wynberg South. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2024-02-27.

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/F7080.

Case No: 003141/2022

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

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

NOTICE OF SALE IN EXECUTION

**2024-03-19, 11:00, Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand**

A Sale In Execution of the undermentioned property, subject to a reserve price of R 1 965 000.00, is to be held by the Sheriff of Randburg West, at Unit C1 Mount Royal, 657 James Crescent, Halfway House, Midrand on Tuesday, 19 March 2024 at 11h00. Full conditions of sale can be inspected at the offices of the Sheriff Randburg West at Unit C1 Mount Royal, 657 James Crescent, Halfway House, who can be contacted on 087 330 1094, 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 2063 Douglasdale Ext 112 Township Registration Division: IQ Gauteng Province Measuring: 396 square metres Deed of Transfer: T11631/2016 Also known as: 2063 Galloway Estate, 56 Galloway Drive, Douglasdale Ext 112. Magisterial District: Johannesburg North. Improvements: Main Building: 3 bedrooms, 2 bathrooms, lounge, family room, dining room, kitchen, double garage, swimming pool and concrete wall. 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, 2024-02-27.

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/F6919.

Case No: 43133/2020

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

**In the matter between: Standard Bank of South Africa Limited, Execution Creditor and Malesela William Mmatli, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-22, 10:00, Corner Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark**

A Sale In Execution of the undermentioned property is to be held by the Acting Sheriff of the High Court Vanderbijlpark at the Acting Sheriff's Office, corner Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark on Friday, 22 March 2024 at 10h00, without reserve. Full conditions of sale can be inspected at the Acting Sheriff of the High Court, Vanderbijlpark at corner Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark - Tel: 016 100 7942 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 744 Vanderbijlpark Central West 6 Ext 1 Township Registration Division: IQ Gauteng Province Measuring: 669 square metres Deed of Transfer: T89327/2010 Also known as: 10 Olive Schreiner Street, Vanderbijlpark Central West 6 Ext 1. Magisterial District: Emfuleni Improvements: Main Building: 3 bedrooms, 1 bathroom, lounge, dining room, kitchen. Flatlet: 1 bedroom, 1 bathroom, kitchen, lounge. Zoned for residential purposes. 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. The sale is a sale in execution pursuant to a judgment obtained in the above honourable court. 3. 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. 4. 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. 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 3. 6. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of sale to date of transfer. 7. The rules of the auction and conditions are available 24 hours prior to the auction at the offices of the Acting Sheriff Vanderbijlpark, corner Frikkie Meyer and Rutherford Boulevards, Vanderbijlpark. Registration as a buyer is a pre-requisite subject to conditions, inter alia: i. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) ii. FICA-legislation i.r.o. proof of identity and address particulars iii. Payment of Registration deposit of R 10 000.00 in cash of eft iv. Registration conditions The auction will

be conducted by the Acting Sheriff, Mr P. Ora. Advertising costs at current publication rates and sale costs according to court rules, apply.

Dated at Pretoria, 2024-02-27.

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/F5857.

**Case No: 2016/39791**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and MALATJI, BUTINYANA LOVEDAY, Defendant**

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

**2024-03-26, 10:00, SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 27 AUGUST 2023, a sale will be held at the office of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP on 26 MARCH 2024 at 10H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP, subject to a reserve price set at R547,147.34. PORTION 155 OF ERF 1937 KRUGERSDORP EXTENSION 2 TOWNSHIP REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG MEASURING 257 (TWO HUNDRED AND FIFTY-SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T44784/2011 Situated at: Unit 155, Eleadah, Main Reed Road, Krugersdorp Ext. 2 Magisterial Court District (Krugersdorp) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, GARAGE THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP. The office of the SHERIFF KRUGERSDORP will conduct the Sale REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF KRUGERSDORP at OLD ABSA BUILDING, CNR OF KRUGER & HUMAN STREETS, KRUGERSDORP.

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: JR0481/M830/N. Erasmus/CO.

Case No: 2023/9997

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

**In the matter between: FIRSTRAND BANK LIMITED (Judgment Creditor) and BENNY MASINA (Judgment Debtor)**

NOTICE OF SALE IN EXECUTION - AUCTION

**2024-03-19, 11:00, SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 Rhodes St, Kensington B, Randburg**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa GAUTENG DIVISION, JOHANNESBURG in the abovementioned suit, a sale with a reserve price of R415,216.39 will be held at 24 Rhodes St, Kensington B, Randburg. The Plaintiff has arranged for the immovable property to be sold by the SHERIFF OF THE HIGH COURT SANDTON NORTH on 19 March 2024 at 11:00, of the under-mentioned property on the conditions which will lie for inspection at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 Rhodes St, Kensington B, Randburg prior to the sale : CERTAIN: Erf 3397 Riverside View Extension 35 Township Registration Division J.R The Province of Gauteng Measuring 180 (one hundred and eighty) square metres Held by deed of transfer T81136/201 Which bears the physical address: 3397 Agama Street, Riverside Extension 35, Fourways The following information is furnished in respect of the improvements, though in this respect, nothing is guaranteed: THE PROPERTY IS ZONED: RESIDENTIAL and consists of: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 WC, 1 Storeroom and Outside 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 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 4 The rules of auction are available 24 hours prior to the Auction at the offices of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 Rhodes St, Kensington B, Randburg . The office of the SHERIFF SANDTON NORTH will conduct the sale. Registration As Buyer Is A Pre-Requisite Subject To Conditions, Inter Alia:- (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation - Proof of identity and address particulars (c) Payment of a registration fee (d) Registration conditions The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the SHERIFF OF THE HIGH COURT SANDTON NORTH - 24 Rhodes St, Kensington B, Randburg

Dated at SANDTON, 2024-02-20.

Attorneys for Plaintiff(s): VAN HULSTEYNS, Suite 25, 3rd Floor, Katherine and West Building, Corner Katherine and West, Sandown, Sandton. Telephone: 0115235300. Fax: 0115235326. Attorney Ref: Barbara Seimenis/SV/MAT19648.

Case No: 2021/49317

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and THOBANE, THABO CONSTANCE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 25 AUGUST 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 26 MARCH 2024 at 11H00 of the undermentioned property of the Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R485,000.00. ALL OF THE MORTGAGOR'S RIGHTS, TITLE AND INTEREST IN AND TO THE NOTARIAL DEED OF LEASE K7948/2014 ENTERED INTO BETWEEN WATERFALL EAST TWO WUQF PROPRIETARY LIMITED REGISTRATION NUMBER 2004/013720/07 AND THE MORTGAGOR IN RESPECT OF: ERF 697 JUKSKEI VIEW EXTENSION 18 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 318 (THREE HUNDRED AND EIGHTEEN) SQUARE



METRES, HELD BY CERTIFICATE OF REGISTERED TITLE NO. T1400/2014, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY SUBJECT TO THE CONDITIONS THEREIN CONTAINED IN FAVOUR OF JUKSKEI VIEW EXTENSION 17 AND 18 RESIDENTS ASSOCIATION NPC REGISTRATION NUMBER 2008/021479/08 SITUATED AT: 697 Jukskei View Estate, Jukskei View Ext 18, Midrand. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 2 BATHS THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND/OR NO WARRANTY IS GIVEN IN RESPECT THEROF AND ARE SOLD "VOETSTOOTS" 1. The purchaser shall pay auctioneer's commission subject to a maximum of R40,000.00 plus V.A.T. and a minimum of R3,000.00 plus V.A.T. 2. A Deposit of 10% of the purchase price immediately on demand by the Sheriff. The balance of purchase price and any such interest payable, shall be paid to the Sheriff against transfer and shall be secured by a Bank guarantee, to be approved by the Plaintiff's 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 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on the [shha.online](http://shha.online) or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: M09882/T372/N. Erasmus/CO.

Case No: 5441/2021

Docex: DX 136, PRETORIA

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 **MILISWA TAU**, Defendant

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-22, 14:00, OFFICE OF THE SHERIFF OF THE HIGH COURT, SETSOTO, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG**

In terms of a judgment granted on 18 May 2023 and 20 July 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution on FRIDAY 22 MARCH 2024 at 14h00 in the afternoon at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SETSOTO, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG, to the highest bidder, subject to a reserve of R400,000.00 (FOUR HUNDRED THOUSAND RAND) DESCRIPTION OF PROPERTY ERF 712 SENEKAL EXTENSION 13 DISTRICT SENEKAL, PROVINCE OF FREE STATE IN EXTENT 1498 (ONE THOUSAND FOUR HUNDRED AND NINETY EIGHT) SQUARE METRES Held by the Defendant by Deed of Transfer No. T4706/2020 Street address : 7 Mayses Street, Senekal MAGISTERIAL DISTRICT : FICKSBURG IMPROVEMENTS BUILDING: 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 4 x Bedrooms, 2 x Bathrooms OUBUILDING: 2 x Garages The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and are sold "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 EFT 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, SETSOTO, UNIT 1 GAYMAR, 89 BRAND STREET, FICKSBURG. 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 registration fee of R10 000,00 in cash or EFT. (d) Registration Conditions : no person will be allowed on the premises if they are not registered for FICA and CPA. (e) The auctioneer will be Mr. J S Naicker. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-02-27.

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 / MAT11631 / TH.

**Case No: 45173/2021**

**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 PATRICK GEOFFRY DU TOIT, First Defendant and HSIU JUNG DU TOIT Second Defendant**

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

**2024-03-20, 10:30, OFFICE OF THE SHERIFF OF THE HIGH COURT, ACTING SHERIFF JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON**

In terms of a judgement granted on 7 March 2023 and 22 August 2023, in the above Honourable Court and a Writ of Execution on immovable property issued thereafter, and the subsequent attachment thereof, the undermentioned property will be sold in execution WEDNESDAY 20 MARCH 2024 at 10h30 in the morning at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF NIGEL, 74 VON GEUSAU STREET, NIGEL to the highest bidder, subject to a reserve price of R1,300,000.00 (ONE MILLION THREE HUNDRED THOUSAND RAND). DESCRIPTION OF PROPERTY ERF 279 SHARON PARK TOWNSHIP REGISTRATION DIVISION I.R., GAUTENG PROVINCE MEASURING 1487 (ONE THOUSAND FOUR HUNDRED AND EIGHTY-SEVEN) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T52105/2007 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the property") Street address : 43 Jansen Close, Sharon Park, Nigel IMPROVEMENTS MAIN BUILDING: 1 x Entrance, 1 x Lounge, 1 x Dining Room, 1 x Kitchen, 1 x Laundry, 1 x Family Room, 3 x Bedrooms, 2 x Bathrooms and 1 x WC OUTBUILDING: 2 x Garages, 1 x WC and 1 x Store Room 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 : Nigel 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 into the Sheriff Nigel's Trust Account, Standard Bank, Account Number: 273 212 206 and Reference should be Surname and Initials prior to the commencement of the sale. 1.2 the balance of the purchase price shall be paid by way of an acceptable bank guaranteed cheque within 21 (TWENTY ONE) days from the date of the sale. 2. CONDITIONS The conditions of the sale will be read out prior to the commencement of the sale, which conditions will be made available for inspection thereof together with the rules of the auction at the OFFICE OF THE SHERIFF OF THE HIGH COURT, SHERIFF NIGEL, 74 VON GEUSAU STREET, NIGEL: Registration as buyer is a pre-requisite subject to conditions, inter alia : (a) Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) (b) Fica-Legislation, proof of identity and address and particulars. (c) All bidders are required to pay R10,000.00 (refundable) registration fee into the Sheriff Nigel's Trust Account, Standard Bank, Account Number: 273 212 206 and Reference should be Surname and Initials. (d) Registration Conditions: No person will be allowed on the premises if they are not registered with FICA and CPA. The Execution Creditor, Sheriff and/or Plaintiff's Attorney do not give any warranties with regard to the description and/or improvements.

Dated at PRETORIA, 2024-02-26.

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 / MAT10513 / TH.

Case No: 1094/2020

Docex: 92 BLOEMFONTEIN

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, REG NR: 1962/000738/06, Plaintiff and COENRAAD JACOBUS ELS IDENTITY NUMBER: 820130 5159 08 5, 1<sup>st</sup> Defendant and LEANDRI ELS IDENTITY NUMBER: 880605 0149 08 9, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 11:00, 366 STATE WAY, WELKOM**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa (Free State High Court, Bloemfontein) in the abovementioned suit, a sale will be held on 20th day of MARCH 2024 at 11:00 at 366 STATE WAY, WELKOM: ERF 3867, WELKOM, RIEBEECKSTAD, (EXTENSION 1) DISTRICT WELKOM FREE STATE PROVINCE IN EXTENT 833 (EIGHT HUNDRED AND THIRTY THREE) SQUARE METRES HELD BY DEED OF TRANSFER 1862/2012 AND SUBJECT TO THE CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER. SITUATE AT: 41 RAVEL STREET, RIEBEECKSTAD, WELKOM 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 BEDROOMS 2 X BATHROOMS LOUNGE DINING ROOM TV ROOM KITCHEN OUTBUILDINGS: GARAGE SWIMMING POOL LAPA CARPORT PALESADE FENCING TILE ROOF (NOTHING GUARANTEED) 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 R30 000,00 (THIRTY THOUSAND RAND) and thereafter 3,5% (THREE AND A HALF PER CENTUM) up to a maximum fee of R10 777.00 (TEN THOUSAND SEVEN HUNDRED AND SEVENTY SEVEN) minimum charges R542.00 (FIVE HUNDRED AND FOURTY TWO) 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 Welkom, 366 STATE WAY, WELKOM. 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 Payment of registration money 3.4 Registration conditions 4. The sale will be conducted at the office of Sheriff Welkom with auctioneers CP BROWN. 5. Advertising costs at current publication tariffs & sale costs according to court rules will apply.

Dated at BLOEMFONTEIN, 2024-01-30.

Attorneys for Plaintiff(s): BOKWA ATTORNEYS, 121 PRESIDENT REITZ AVENUE, WESTDENE, BLOEMFONTEIN. Telephone: 0514486369. Attorney Ref: S SMITH/cb/90000067. Attorney Acct: 90000067.

Case No: 2021/17898

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and ODUGUWA, DAVID AKINLOLU, First Defendant and KOLOKO, FOLORUNSHO OMOLABAKE, Second Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-08-25, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 27 SEPTEMBER 2022, a sale will be held at the office of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG on 25 MARCH 2024 at 10H00 of the undermentioned property of the Defendants on the Conditions, which will lie for inspection at the offices of the SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG, subject to a reserve price of R205,000.00. A unit consisting of: (a) Section No. 53 as shown and more fully described on Sectional Plan No. SS79/1983, in the scheme known as PRESTON PLACE in respect of the land and building or buildings situate at BERE A TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 110 (ONE HUNDRED AND TEN) square metres in extent, and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST19598/2008, Situated at: Sec 53 (Door 212), Preston Place, 33 Alexander Street, Berea, Johannesburg. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information

is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: Entrance Hall, Lounge, Dining Room, 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 21 HUBERT STREET, JOHANNESBURG. The office of the SHERIFF JOHANNESBURG CENTRAL will conduct the Sale. REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF JOHANNESBURG CENTRAL at 21 HUBERT STREET, JOHANNESBURG.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR4296/O130/N. Erasmus/CO.

**Case No: 9208/2022**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and OFENTSE JUSTICE MOOKETSA (Identity Number: 810816 5534 085), First Execution Debtor/Respondent and GEORGINA SHADI MOOKETSA (Identity Number: 840322 0427 080), Second Execution Debtor/Respondent**

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

**2024-03-20, 10:00, SHERIFF BRONKHORSTSPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 26th day of JULY 2023 respectively in terms of which the following property will be sold in execution on 20th day of MARCH 2024 at 10H00 by the SHERIFF BRONKHORSTSPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT to the highest bidder with reserve R633 000.00: A unit consisting of- PORTION 66 OF THE FARM FIROLAZ 485, REGISTRARION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 8,5653 (EIGHT COMMA FIVE SIVE FIVE THREE) HECTARES HELD BY DEED OF TRANSFER NUMBER T96242/2015 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property") ALSO KNOWN AS: PORTION 6 OF THE FARM FIROLAZ 485, BRONKHORSTSPRUIT. The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, 4X BEDROOMS, 2X BATHROOMS, TOILET, OUTBUILDINGS: 2X GARAGE, SHED, STOREROOM DWELLING 2: 2X BEDROOMS, BATHROOM, KITCHEN, LOUNGE (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF BRONKHORSTSPRUIT. The office of the SHERIFF BRONKHORSTSPRUIT 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 BRONKHORSTSPRUIT at 51 KRUGER STREET, BRONKHORSTSPRUIT.

Dated at SANDTON, 2024-02-05.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: J BOTHA/FF/THE1797/0397.

Case No: 22643/2017

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and RAPULA SOLOMON MOKUA N.O. ITUMELENG GOODLAD SEGALOE N.O. GORDON PATRICK KHUMALO N.O., In their capacities as Trustees for the time being of the MOKUA FAMILY TRUST (Trust Number: IT5479/04), First Defendant, MOKUA, RAPULA SOLOMON, Second Defendant and MOKUA, JABULILE MARIA, Third Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 14 FEBRUARY 2022, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 26 MARCH 2024 at 11H00 of the undermentioned property of the First Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R2,750,000.00. ERF 82 SUMMERSET TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 2004 (TWO THOUSAND AND FOUR) SQUARE METRES HELD BY DEED OF TRANSFER NO. T5312/2005 Situated at: Unit 82 Summerset Estate, Garden Road, Blue Hills, Midrand. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 5 BEDROOMS, 8 BATHROOMS, 5 SHOWERS, 4 BATHS, 8 TOILETS, PANTRY, LAUNDRY, SWIMMING POOL, ENTERTAINMENT ROOM 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 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on the shha.online or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.infp.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: JR0056/M866/N. Erasmus/CO.

Case No: 45068/2021

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant/Plaintiff and  
DONNINGTON MOYO (Id No: 760726 5456 082), Execution Debtor/Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-25, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court dated the 20th JULY 2023 in terms of which the following property will be sold in execution on 25th MARCH 2024 at 10:00 by the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with reserve of R530 000.00: ERF 8324 ROODEKOP EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, MEASURING 250 (TWO HUNDRED AND FIFTY) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T46413/2011. SUBJECT TO THE CONDITIONS THEREIN CONTAINED. SITUATED AT: 8324 SURIYA STREET, ROODEKOP EXTENSION 11 ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED) The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, DINING ROOM, 3XBEDROOMS, 2XBATHROOMS COTTAGE: LOUNGE, KITCHEN, 1XBEDROOM, 1XBATHROOM (The nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within fourteen (14) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The Rules of this auction is available 24 hours before the auction at the sheriff's office GERMISTON SOUTH. The offices of the Sheriff for GERMISTON SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 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 GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON.

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: AJ BOTHA/FF/S1663/8552.

Case No: 049664/2022

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED (Registration No: 2006/021576/07), Execution Creditor/Plaintiff and PHILLIP SIBIYA (Identity Number: 871005 5301 085), First Execution Debtor/Respondent and DEBORA MPHO MAKGOGA (Identity Number: 870121 0790 080), Second Execution Debtor/Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 10:00, SHERIFF BRONKHORSTSPRUIT at THE SHERIFF'S OFFICE, 51 KRUGER STREET, BRONKHORSTSPRUIT**

This is a sale in execution pursuant to a judgement obtained in the above Honourable Court on 18th day of JULY 2023 respectively in terms of which the following property will be sold in execution on 20th day of MARCH 2024 at 10H00 by the SHERIFF BRONKHORSTSPRUIT at THE SHERIFF'S OFFICE, 51 KRUGER STREET, BRONKHORSTSPRUIT to the highest bidder with reserve R430 000.00: A unit consisting of- PORTION 36 OF ERF 1971 ERASMUS EXTENSION 15 TOWNSHIP, REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG, MEASURING 255 (TWO HUNDRED AND FIFTY FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T10488/2018 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. ("the Property") ALSO KNOWN AS: 36 TUSCAN VILLAGE, INQOBO STREET, ERASMUS EXT 15, BRONKHORSTSPRUIT The following information is furnished but not guaranteed: MAINBUILDING: LOUNGE, KITCHEN, 2X BEDROOMS, BATHROOM (The nature,

extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 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 BRONKHORSTSPRUIT. The office of the SHERIFF BRONKHORSTSPRUIT will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply. Registration as a buyer is a pre-requisite subject to conditions, inter alia: A) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) B) FICA - legislation i.r.o. proof of identity and address particulars. C) Payment of a Registration Fee of R20 000.00 in cash. 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 BRONKHORSTSPRUIT at THE SHERIFF'S OFFICE, 51 KRUGER STREET, BRONKHORSTSPRUIT.

Dated at SANDTON, 2024-02-12.

Attorneys for Plaintiff(s): STRAUSS DALY INC., Unit 801, 8th Floor Illovo Point, 68 Melville Road, Illovo, Sandton, 2146. Telephone: (010) 201-8600. Attorney Ref: R GCUMENI/THE1797/0500.

**Case No: 8751/2015**

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and CWRM PROPERTIES (PROPRIETARY) LIMITED, First Respondent, BABENDERERDE, SIEGFRIED ADOLF OTTO, Second Respondent, BABENDERERDE, GWENDOLINE VERONICA, Third Respondent and HARTZENBERG, NICOLA ERIKA, Fourth Respondent**

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

**2024-03-26, 11:00, SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND**

IN EXECUTION of a judgment of the above Honourable Court in the above action, dated 1 JUNE 2015, a sale will be held at the office of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND on 26 MARCH 2024 at 11H00 of the undermentioned property of the First Defendant on the Conditions, which will lie for inspection at the offices of the SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, subject to a reserve price of R1,690,000.00. PORTION 183 OF THE FARM RANDJESFONTEIN NO. 405, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, MEASURING 2,1720 (TWO COMMA ONE SEVEN TWO ZERO) HECTARES HELD BY DEED OF TRANSFER NO. T71566/2008 Situated at: 183 Riboville Road, Randjesfontein. Magisterial Court District (Johannesburg) (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS) The following information is furnished regarding the improvements, though in this respect nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: LOUNGE, FAMILY ROOM, DINING ROOM, 2 KITCHENS, 6 BEDROOMS, 4 BATHROOMS, SCULLERY, LAUNDRY, OUTSIDE TOILET, 4 OUTSIDE ROOMS, 4 GARAGES, 4 CARPORTS 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 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND. The office of the Sheriff - HALFWAY HOUSE-ALEXANDRA will conduct the Sale. 4. The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11H00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on the [shha.online](http://shha.online) or at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, REGISTRATION AS A BUYER IS A PRE-REQUISITE SUBJECT TO CONDITIONS, INTER ALIA: a. Directive of the Consumer Protection Act 68 of 2008 (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b. FICA-Legislation - Proof of Identity and address

particulars c. Payment of a registration fee of R50,000.00 - in Cash / EFT d. Registration Conditions THE AFORESAID SALE SHALL BE SUBJECT TO THE CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICE OF THE SHERIFF HALFWAY HOUSE-ALEXANDRA at 614 JAMES CRESCENT, HALFWAY HOUSE.

Dated at JOHANNESBURG.

Attorneys for Plaintiff(s): TIM DU TOIT & CO INCORPORATED ATTORNEYS, 33 The Valley Road, Cnr Jan Smuts Avenue Westcliff, Johannesburg. Telephone: 011 274 9800. Fax: 011 646 7982. Attorney Ref: M11461/C425/N. Erasmus/CO.

**Case No: 48084/2023**

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

**In the matter between: FIRSTRAND BANK LIMITED, Execution Creditor and BELINDA MANGANYI, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-22, 10:00, ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA**

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 R600 000,00 WILL BE HELD AT THE OFFICES OF THE ACTING SHERIFF WESTONARIA, 50 EDWARDS AVENUE, WESTONARIA ON 22 MARCH 2024 AT 10:00 OF THE UNDER MENTIONED PROPERTY OF THE DEFENDANT/S ON THE RULES OF THE AUCTION AND CONDITIONS OF SALE WHICH MAY BE INSPECTED AT THE OFFICES OF THE SHERIFF, 24 HOURS PRIOR TO THE AUCTION Certain: ERF 20232 PROTEA GLEN EXTENSION 20 TOWNSHIP REGISTRATION DIVISION I.Q THE PROVINCE OF GAUTENG HELD BY DEED OF TRANSFER NO. T44785/2015 Measuring: 300 (THREE HUNDRED) SQUARE METRES ALSO KNOWN AS: 94 NILE STREET, PROTEA GLEN EXTENSION 20 Zoning: Residential IMPROVEMENTS: (Please note that nothing is Guaranteed and / or no Warranty is given in respect thereof) MAIN BUILDING: Comprising of IMPROVEMENTS: THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED AND NO WARRANTY IS GIVEN IN RESPECT THEREOF AND ARE SOLD "VOETSTOOTS" MAIN BUILDING: 1 LOUNGE, 1 KITCHEN, 3 BEDROOMS, 1 BATHROOM, 1 SHOWER, 2 W/C, 2 SERVANT ROOMS, 1 STOREROOM, 2 SHOWER/W/C The sale shall be subject to the terms and conditions of the High Court Act and the Rules made thereunder and to the provisions of the Consumer Protection Act 68 of 2008 as amended and the Regulations published thereunder in the Government Gazette No. 34180 published on the 1st April 2011, regulation No 293 whereof a copy can be obtained at [www.greengazette.co.za](http://www.greengazette.co.za). The Purchaser (other than the Execution Creditor) shall pay a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or by way of an electronic transfer on the date of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 21 days after the sale., provided that satisfactory proof of payment be furnished immediately on demand to the Sheriff. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance. All bidders are required to pay R50 000,00 (refundable) registration fee one (1) day prior to the date of the sale, EFT or bank guarantee cheque, no cash accepted, in order to obtain a buyers card. The auction will be conducted by the Acting Sheriff, Mr Rudi Vermeulen, or his deputy.

Dated at

Attorneys for Plaintiff(s): COETZER & PARTNERS, 343 FARENDEN STREET, ARCADIA. Telephone: 012 343 2560. Attorney Ref: F COETZER/ar/KFM1021.



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-Born on 14 August 1975), DEFENDANT**

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

**2024-03-19, 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 19 March 2024 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 R1 042 518.02 A unit consisting of (a) 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 (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 ST19979/2012 ("the Property"); THE PROPERTY IS SITUATED AT: UNIT 18 MADISON SQUARE MORNINGSIDE EXTENSION INVENTORY: 1 X LOUNGE, 1 X KITCHEN, 3 X BEDROOMS, 2 X BATHROOMS, OUTBUILDING - PARKING (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.

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/320303/S60/SN.

Case No: 2022/34963

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

**In the matter between: GRACELAND CORNER BODY CORPORATE (Scheme Number: SS 132/2008) - Judgment Creditor and Bongani Confidence Shishane (ID: 791128 5473 08 9) - First Judgment Debtor, City of Ekurhuleni Metropolitan Municipality - Second Judgment Debtor and STANDARD BANK OF SOUTH AFRICA LIMITED - Third Judgment Debtor.**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-25, 10:00, Sheriff Germiston South, 4 Angus Street, Germiston**

IN PURSUANCE OF a judgment in the above Honourable Court and a writ of execution dated 27 January 2022, the property listed hereinbelow will be sold in execution to the highest bidder. The sale in execution will be conducted by the Sheriff of the above Honourable Court, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON, on the 25 March 2024 at 10h00 or as soon as reasonably possible thereafter.

THE PROPERTY:

UNIT 80, in the sectional title scheme known as GRACELAND CORNER, with scheme number SS NO: 132/2008, held by the Execution Debtor under Sectional Title Deed ST25256/2013, which is better known as UNIT 80 GRACELAND CORNER BODY CORPORATE, CNR SAREL HATTINGH & MIDMAR STREET, ELS PARK EXT 5, GERMISTON, in the City of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional title plan is 50 (FIFTY) square meters in extent.

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

As aforementioned, the property is held by Deed of Transfer ST25256/2013.

THE PROPERTY IS ALSO KNOWN AS: UNIT 80 GRACELAND CORNER BODY CORPORATE, CNR SAREL HATTINGH & MIDMAR STREET, ELS PARK EXT 5, GERMISTON.

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

The property consists of: One (1) Bedroom, 1 (One) Bathroom, 1 (One) Lounge, 1 (One) Kitchen and 1 (One) Carport.

THE CONDITIONS OF SALE:

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

The conditions of sale are open for inspection at the offices of the Sheriff of the above Honourable Court, SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON.

Dated at Roodepoort, 2023-12-01.

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: GC1/0035.

Case No: 6667/2022P

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: STANDARD BANK OF S A LIMITED, Plaintiff and CRESCENTIA DUDUZILE SHABALALA, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 12:00, 26 HOSKING STREET HOUSE, GLENCOE**

IN PURSUANCE of a judgment of the KwaZulu Natal High Court, Pietermaritzburg and a writ of execution dated 17 JULY 2023 the following property will be sold in execution on 20 MARCH 2024 at 12:00 at 26 HOSKING STREET HOUSE, GLENCOE :

PORTION 14 OF ERF 81, NQUTU, REGISTRATION DIVISION GT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 012 (ONE THOUSAND AND TWELVE) SQUARE METRES; HELD BY DEED OF TRANSFER NUMBER T8918/94; SUBJECT TO THE CONDITIONS THEREIN CONTAINED; situated at 21 MDLALOSE STREET, NQUTU.

IMPROVEMENTS BRICK BUILDING CONSISTING OF 4 BEDROOMS, DINING ROOM, SITTING ROOM, KITCHEN, TOILET AND BATHROOM, SINGLE TOILET, SINGLE GARAGE WITH AN OUT BUILDING CONSISTING OF 3 BEDROOMS, TOILET AND SHOWER, KITCHEN AND DINING ROOM; but nothing is guaranteed.

I. The purchase price is payable by an immediate payment of 10%, in cash or by way of an electronic transfer, provided that satisfactory proof of payment is furnished immediately on demand to the sheriff, and the unpaid balance shall be paid within 21 (Twenty One) days after date of sale.

II. The property is sold voetstoots and subject to the conditions of the Title Deed.

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
  2. The Rules of this auction and a full advertisement are available 24 hours before the auction and may be inspected at the office of the Sheriff, 26 HOSKING STREET HOUSE, GLENCOE.
  3. Registration as a buyer is pre-requisite subject to specific 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 conditions.
  4. The sale will be conducted by the Sheriff, N P NDLOVU and/or MRS B LUTHULI.
  5. Conditions of Sales available for viewing at the Sheriff's office, 26 HOSKING STREET HOUSE, GLENCOE
  6. Advertising costs at current publication rates and sale costs according to court rules, apply.
- Dated at PIETERMARITZBURG, 2024-02-07.

Attorneys for Plaintiff(s): SOUTHEY ATTORNEYS INCORPORATED, 319 BULWER STREET, PIETERMARITZBURG. Telephone: 034 3151241. Attorney Ref: HVDV/MAT15059.

**Case No: 66326/2020**

**Docex: docex 27**

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

**In the matter between: GREENHOUSE FUNDING (RF) LIMITED, Plaintiff and EMMANUEL KHUMALO, Identity Number: 680618 5704 08 1, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 10H00, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court in terms of which the following property will be sold in execution 26th of MARCH 2024 AT 10H00 AT SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder: ERF 2227 GLENVISTA EXTENSION 4 TOWNSHIP REGISTRATION DIVISION I.R, PROVINCE OF GAUTENG, MEASURING 821 (EIGHT HUNDRED AND TWENTY ONE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T69373/06 SUBJECT TO THE CONDITIONS THEREIN CONTAINED PHYSICAL ADDRESS: 11 BUDACK STREET, GLENVISTA ZONING : RESIDENTIAL (NOTHING GUARANTEED) IMPROVEMENTS: The following information is furnished but not guaranteed: MAIN BUILDING SINGLE STOREY FREESTANDING BRICK UNDER HARVEY TILE ROOF, CARPETS AND HARVEY TILED FLOORS, 3X BEDROOM, 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 1X PANTRY, 2X BATHROOM, 1X SHOWER, 2X TOILET, OUTBUILDING : SINGLE STOREY FREESTANDING HARVEY TILED ROOF, TILED FLOORS, 1X LOUNGE, 3X BEDROOMS, 1X SHOWER, 2X 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 for JOHANNESBURG SOUTH, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW. The office of the Sheriff for JOHANNESBURG SOUTH will conduct the sale with either one of the following 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. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, JOHANNESBURG SOUTH, SHOP NO. 2 VISTA CENTRE, 22 HILLARY ROAD, CNR TREVOR STREET, GILLVIEW.

Dated at UMHLANGA, 2024-02-05.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705603. Attorney Ref: gre463/0001. Attorney Acct: STRAUSS DALY.

**Case No: 2023-031606**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Keamogetse Xaba, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 14:00, 61 Van Rebeeck Street, Alberton**

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 subject to a reserve price of R1 250 000.00 and will be held on 27 March 2024 at 61 Van Rebeeck Street, Alberton at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 61 Van Rebeeck Street, Alberton, prior to the sale.

Certain: ERF 257 SOUTH KENSINGTON TOWNHIP, Registration Division I.R., Province of Gauteng, being 61 Langermann Drive, South Kensington.

Measuring: 1 487 (One Thousand Four Hundred and Eighty Seven) Square Metres;

Held under Deed of Transfer No. T19810/2018

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, Kitchen, Scullery, 3 Bedrooms, 1 Bathroom, 1 Separate Toilet, 2 Covered Patio's.

Outside Buildings: 1 Staff Quarters, 1 Staff Bathroom, 1 Storeroom, 3 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.

Take further note that:

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

The Rules of this auction and full advertisement is available 24 hours before the auction at the office of the Sheriff for Johannesburg East, 61 Van Rebeeck Street, Alberton.

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 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 registered for FICA and CPA.

The office of the sheriff for Johannesburg will conduct the sale with auctioneers J.A. Thomas and/or P. Ora and/or A M Jegels

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-01-18.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT4730/LM/RL. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 2020/15029**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Plaintiff and MICHAEL VICTOR GUNKO (Identity number: 530217 5073 084), Judgement Creditor and Pauwels: Jean Pierre, 1st Judgment Debtor and Webster: Tamara Jane, 2nd Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 14:00, Acting Sheriff Johannesburg East, 61 Van Riebeeck Street, Alberton**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 17 December 2020 & 16 October 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 27 MARCH 2024 at 14:00 at 61 VAN RIEBEECK STREET, ALBERTON to the highest bidder with a court reserve of R450 000.00.

PORTION 1 OF ERF 228 LYNDHURST TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 2 698 (TWO THOUSAND SIX HUNDRED AND NINETY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NO.T154628/2002

SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN

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

Main Building: OPEN PLAN KITCHEN & DININGROOM, 4X BEDROOMS, 1X BATHROOM, SERVANTS QUARTERS AND SWIMMING POOL, - WHICH CANNOT BE GUARANTEED

The property is situated at: 164 LYNDHURST ROAD, LYNDHURST in the magisterial district of JOHANNESBURG CENTRAL

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

The rules of this auction will be available at least 24 hours before the auction at the office of the Acting Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON.

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

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

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

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

4. Registration conditions.

5. The Purchaser shall pay the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque or eft on the day of the sale.

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

7. The property may take possession of after signature of the conditions of sale, payment of deposit and upon the balance of purchase price being secured in condition.

8. Should the purchaser received possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month.

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 61 VAN REIBEECK STREET, ALBERTON NORTH during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-01-25.

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/MAT11927/rm. Attorney Acct: Citizen.

**Case No: 19915/2022**

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

**In the matter between: Nedbank Limited - Judgement Creditor and Mpho Tebogo Daniel Sithole - Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2023-07-25, 11:00, 614 James Crescent, Halfway House**

In execution of a judgment of the High Court of South Africa, (Gauteng Local Division, Johannesburg) in the abovementioned suit, the property shall be sold by the Sheriff Halfway House (Alexandra) to the highest bidder subject to a reserve price of R418 000.00 and will be held at 614 James Crescent, Halfway House on 25 July 2023 at 11:00 of the undermentioned property of the execution debtor on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

A Unit consisting of:

Section No. 281 as shown and more fully described on Sectional Plan No. SS1169/2006 in the scheme known as San Ridge Village in respect of the land and building or buildings situate at Midridge Park Extension 12 Township, Local Authority: City of Johannesburg, of which section the floor area, according to the said sectional plan, is 111 (One Hundred and Eleven) 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. ST47062/2008

Situated at Unit 281 San Ridge Village, Cnr Carrera and Pavarotti Street, Midridge Park Extension 12, Halfway House

Situated in the Magisterial District of Halfway House (Alexandra).

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

Main Building: Lounge, 2 Bedrooms, Kitchen, 1 Bathroom, 1 Toilet, 1 Bath

Outside Buildings: None

Sundries: Swimming Pool within complex

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, 2023-04-11.

Attorneys for Plaintiff(s): Hammond Pole Attorneys C/O Vermaak & Partners Inc Attorneys, 3rd Floor 54 On Bath, 54 On Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT450160/LW/EC. Attorney Acct: Hammond Pole Attorneys, Boksburg.

Case No: 18418/2022

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and TIBHI SAMUEL SKHOSANA, IDENTITY NUMBER: 520204 5696 082, 1<sup>st</sup> Defendant and RAESETSA LETTIE MOTLHOPYE, IDENTITY NUMBER: 550119 0303 083, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R57 073.56 will be held by the SHERIFF PRETORIA NORTH EAST AT: 102 PARKER STREET, RIVIERA, PRETORIA on the 28th day of March 2024 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 102 PARKER STREET, RIVIERA, PRETORIA

BEING: ERF 926 NELLMAPIUS TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE

MEASURING 220 (TWO HUNDRED AND TWENTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T37078/1995

SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the immovable property");

PHYSICAL ADDRESS: 585 CARNARVON AVENUE, NELLMAPIUS, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 1X BATHROOM WITH SEPERATE TOILET, 1X KITCHEN, 1X LOUNGE AND 1X 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, 2024-02-05.

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 / AHL1832.

Case No: 18418/2022

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and TIBHI SAMUEL SKHOSANA, IDENTITY NUMBER: 520204 5696 082, 1<sup>st</sup> Defendant and RAESETSA LETTIE MOTLHOPYE, IDENTITY NUMBER: 550119 0303 083, 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, 102 PARKER STREET, RIVIERA, PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria, in the above action, a sale as a unit with a reserve price of R57 073.56 will be held by the SHERIFF PRETORIA NORTH EAST AT: 102 PARKER STREET, RIVIERA, PRETORIA on the 28th day of March 2024 at 11:00 of the under mentioned immovable property of the Judgment Debtors, which immovable property falls within the Magisterial district of TSHWANE on the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale at 102 PARKER STREET, RIVIERA, PRETORIA.

BEING: ERF 926 NELLMAPIUS TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE

MEASURING 220 (TWO HUNDRED AND TWENTY) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T37078/1995

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

("the immovable property");

PHYSICAL ADDRESS: 585 CARNARVON AVENUE, NELLMAPIUS, PRETORIA, GAUTENG (BEING THE CHOSEN DOMICILIUM CITANDI ET EXECUTANDI);

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

3X BEDROOMS, 1X BATHROOM WITH SEPERATE TOILET, 1X KITCHEN, 1X LOUNGE AND 1X 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, 2024-02-05.

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 / AHL1832.



Case No: 2018/14136

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and PERCY TEBOGO SITHATHO, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 14:00, SHERIFF JOHANNESBURG EAST, U61 VAN REBEECK STREET, ALBERTON, JOHANNESBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 27th of March 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the acting Sheriff of the High Court for the district of SHERIFF JOHANNESBURG EAST on WEDNESDAY the 27TH day of MARCH 2024 at 14:00 at 61 VAN REBEECK STREET, ALBERTON, JOHANNESBURG to the highest bidder with a reserve price of R407,629.07.

CERTAIN: ERF 354 LORENTZVILLE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 772 (SEVEN HUNDRED AND SEVENTY TWO) SQUARE METRES;

HELD UNDER DEED OF TRANSFER T50578/2006

SUBJECT TO THE CONDICTIONS CONTAINED THEREIN AND ESPECIALLY SUBJECT TO THE RESERVATION OF MINERAL RIGHTS

ZONING: General Residential (not guaranteed)

The property is situated at 36 JOLLY STREET, LORENTZVILLE, JOHANNESBURG and consists of a freestanding single storey building with block walls, a corrugated iron roof and vinyl flooring, a lounge, a dining room, 2 bedrooms, 2 toilets, a kitchen and an out building with a bedroom (in this respect, nothing is guarante

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2024-01-08.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R NEL/MB/99915.

Case No: 2018/43336

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and EXCEL BALENI SHABANGU, 1<sup>st</sup> Defendant & EXCEL BALENI SHABANGU N.O., 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, THE SHERIFF'S OFFICE JOHANNESBURG CENTRAL, 21 HUBERT ST, WESTGATE, JOHANNESBURG**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of December 2019 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 CENTRAL on MONDAY the 25th day of MARCH 2024 at 10:00 at THE SHERIFF'S OFFICE JOHANNESBURG CENTRAL, 21 HUBERT ST, WESTGATE, JOHANNESBURG without a reserve price:

CERTAIN:

A Unit consisting of -

(a) Section No. 6 as shown and more fully described on Sectional Plan No. SS123/1983, in the scheme known as HARADENE HEIGHTS in respect of the land and building or buildings situate at BERE A TOWNSHIP, CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 123 (One Hundred and Twenty Three) square metres in extent; and

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

Held by DEED OF TRANSFER NUMBER ST8663/2009 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 6 (DOOR 1) HARADENE HEIGHTS, 74 HONEY STREET, BERE A, JOHANNESBURG and consists of an entrance hall, lounge, dining room, kitchen, 2 bedrooms, bathroom, shower and a water closet (in this respect, nothing is guaranteed).

The aforementioned property will be sold in terms of 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 CENTRAL situated at THE SHERIFF'S OFFICE JOHANNESBURG CENTRAL, 21 HUBERT ST, WESTGATE, JOHANNESBURG or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register and pay a deposit as requested by the sheriff, 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, 2024-02-22.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/RN/42831.

**Case No: 3290/2018**

**Docex: PH46A**

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

**In the matter between: Nedbank Limited, Judgment Creditor and Musisi Rehman, Judgment Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, 614 James Crescent, Halfway House**

In execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Halfway House - Alexandra to the highest bidder subject to a reserve price of R1 850 000.00 and will be held at 614 James Crescent, Halfway House on 26 March 2024 at 11:00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 614 James Crescent, Halfway House, prior to the sale.

Certain :

Remaining Extent of Erf 16 Bramley Township, Registration Division I.R., Province of Gauteng, being 30 Silwood Road, Bramley

Measuring: 1487 (One Thousand Four Hundred and Eighty Seven) Square Metres;

Held under Deed of Transfer No. T156710/2006

Situated in the Magisterial District of Halfway House - Alexandra.

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

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

Outside Buildings: None

Sundries: None

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

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

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: MAT194453/LW/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2019/8226**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and JOHAN ANDRIES CHRISTOFFEL PRETORIUS, 1<sup>st</sup> Defendant & CATHARINA JACOBA FRANSINA ELIZABETH KOK, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, 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 10th of October 2019 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 26TH day of MARCH 2024 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 162 693.72.

CERTAIN: ERF 1561 GLENVISTA EXTENSION 3 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG,

HELD BY DEED OF TRANSFER NUMBER T46794/2014

SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

ZONING: General Residential (not guaranteed)

The property is situated at 7 ALZIA AVENUE, GLENVISTA EXTENSION 3 and consists of an entrance hall, lounge, family room, dining room, study, kitchen, pantry, scullery, 3 bedrooms, 2 bathrooms, 2 showers, 2 waterclosets, 1 dressing room, 2 garages, 1 servants room and watercloset.

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 pre-requisite subject to conditions, inter alia:

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

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

c) Prospective buyers must 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.

Dated at Johannesburg, 2024-02-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.Nel/PM/61186.

Case No: 26181/2021

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

**In the matter between: ABSA BANK LIMITED, Plaintiff and INDERRAJ MUNSAMY PILLAY, ID NO: 680207 5275 084, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 14:00, 61 VAN REBEECK STREET, ALBERTON**

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 R348 737.68 will be held by the SHERIFF JOHANNESBURG EAST AT: 61 VAN REBEECK STREET, ALBERTON on the 27th day of March 2024 at 14:00 of the under mentioned immovable property of the Judgment Debtor, 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 61 VAN REBEECK STREET, ALBERTON. BEING: ERF 647 MALVERN TOWNSHIP, REGISTRATION DIVISION I.R.,

PROVINCE OF GAUTENG. MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES  
HELD BY DEED OF TRANSFER NUMBER T31935/1995. SUBJECT TO THE CONDITIONS THEREIN  
CONTAINED

PHYSICAL ADDRESS: 94 PERSIMMON STREET, MALVERN, 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, 2X BATHROOMS, 1X KITCHEN, 1X SCULLERY, 1X DINING ROOM, 1X LOUNGE AND 1X ENTRANCE HALL. 1X SERVANTS QUARTERS WITH 1X BEDROOM. 1X SINGLE GARAGE.

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000.00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001.00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000.00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000.00 (THREE THOUSAND RAND)

Dated at PRETORIA, 2024-01-26.

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 / AHL1007.

Case No: 3056/2022

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

**In the matter between: NEDBANK LIMITED, Plaintiff and PHEKO, SAM TSIETSI, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, Sheriff Halfway House, 614 James Crescent, Halfway House.**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale subject to a reserve price of R500 000.00, will be held by the Sheriff, Halfway House at 614 James Crescent, Halfway House on the 26TH day of MARCH 2024 at 11h00 of the undermentioned property of the Defendant on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff Halfway House, 614 James Crescent, Halfway House.

CERTAIN:

A Unit consisting of -

Section No. 53 as shown and more fully described on Sectional Plan No. SS51/2006, in the scheme known as THE FINCHES in respect of the land and building of buildings situated at ERF 490 ERAND GARDENS EXTENSION 93 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is, is 106 (ONE HUNDRED AND SIX) SQUARE METRES in extent and;

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

HELD BY DEED OF TRANSFER NUMBER ST33145/2017 and SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

SITUATION: UNIT 53 THE FINCHES, 47 OX EYE STREET, EXT 93 ERAND GARDENS

IMPROVEMENTS: (not guaranteed):

Open plan lounge/dining room, 2 Bedrooms, Kitchen, 2 Bathrooms, 2 Showers, 2 Baths, 2 toilets, Carport, Swimming Pool in the complex

THE PROPERTY IS ZONED: SECTIONAL TITLE

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

- 6% on the first R100 000.00 of the proceeds of the sale; and
- 3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and
- 1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

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

The registration fee for the buyers will be R50 000.00

Dated at Johannesburg, 2024-01-23.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N03137. E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 20088/2021**

**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 Bathathu Peter - 1st Judgement Debtor and Andiswa Peter - 2nd Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-25, 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 25 March 2024 at 4 Angus Street, Germiston at 10:00 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 5 of Erf 3298 Roodekop Township, Registration Division I.R., Province of Gauteng, being 5 Summer Park Estate, 40 Heather Road, Roodekop, Germiston

Measuring: 296 (Two Hundred and Ninety Six) square metres;

Held under Deed of Transfer No. T29044/2015

Situated in the Magisterial District of Germiston South.

Situated at 5 Summer Park Estate, 40 Heather Road, Roodekop, Germiston

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

Main Building: Lounge, Dining Room, Kitchen, 3 Bedrooms, 1 Bathroom, Covered Patio

Outside Buildings: 2 Carports

Sundries: None

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

Dated at Hammond Pole Attorneys, Boksburg, 2024-01-27.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT2919/LM/RL. Attorney Acct: Hammond Pole Attorneys.

**Case No: 2018/78011**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and SIPHOKAZI NGANGE, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, THE SHERIFF HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND, GAUTENG PROVINCE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 19th 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 HALFWAY HOUSE-ALEXANDRA on TUESDAY the 26th day of MARCH 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, GAUTENG PROVINCE with a reserve price of R300 000.00.

CERTAIN:

A Unit consisting of-

(a) Section Number 266 as shown and more fully described on Sectional Plan No. SS404/2010, in the scheme known as PHOENIX VIEW ESTATE in respect of the land and building or buildings situate at NOORDWYK EXTENSION 95 TOWNSHIP; 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 ST83292/2010 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

ZONING: Special Residential (not guaranteed)

The property is situated at SECTION 266 (DOOR C17-10) PHOENIX VIEW ESTATE, 1 -14TH ROAD, NOORDWYK EXTENSION 95, MIDRAND and consist of a Lounge, Kitchen, 1 Bedroom, 1 Bathroom, 1 Shower, 1 Water Closet and 1 Carport (in this respect, nothing is guaranteed)

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.

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

Dated at Johannesburg, 2024-01-31.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/GG/Mat59667.

**Case No: 2023-052454**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and FELICITY BOITUMELO NDLOVU, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:00, 1ST FLOOR, UNIT 7, 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 2 October 2023, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on WEDNESDAY, 27 MARCH 2024 at 11:00 at ST FLOOR, UNIT 7, 1BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R711 000.00. A unit ("the mortgaged unit") consisting of - (a) Section Number 4 as shown and more fully described on Sectional Plan No. SS166/2016 in the scheme known as SUNNINGDALE in respect of the land and building or buildings situated at ZANDSPRUIT EXTENSION 23 township, Local Authority: CITY OF JOHANNESBURG 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 by Deed of Transfer Number ST26860/2020 and subject to such conditions as set out in the aforesaid Title Deed AND subject to the conditions imposed by JACKAL CREEK ESTATE MANAGEMENT ASSOCIATION. A ground floor unit inclusive of the following: open plan lounge, kitchen and dining room, 2 bathrooms, 2 bedrooms with a single covered carport - WHICH CANNOT BE GUARANTEED. The property is situated at: 4 SUNNINGDALE, 5 JACKAL CREEK CLOSE, ZANDSPRUIT EXTENSION 23. In the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008.

(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-01-16.

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/MAT34253. Attorney Acct: Citizen.

**Case No: 4565/2022**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and DUMISANI NCUBE, 1<sup>st</sup> Defendant and DINEO DORIS LEBEPE, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 14:00, Sheriff, Brakpan at 127B KITZINGER AVENUE, BRAKPAN**

In execution of a judgment of the High Court of South Africa (Gauteng Local Division, Johannesburg) in the abovementioned suit, a Sale, will be held by the Sheriff, Brakpan at 127B KITZINGER AVENUE, BRAKPAN on the 26TH day of MARCH 2024 at 14h00 with a reserve price of R700 000.00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at the offices of the Sheriff, Brakpan at 127B KITZINGER AVENUE, BRAKPAN.

CERTAIN: ERF 875 DALPARK EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG

IN EXTENT: 2 040 (TWO THOUSAND AND FORTY) SQUARE METRES

HELD BY DEED OF TRANSFER T49732/2015

SITUATION: 17 DABCHICK STREET, DALPARK EXTENSION 1, BRAKPAN

IMPROVEMENTS: (not guaranteed): 4 BEDROOMS, 2 BATHROOMS, 1 CARPORT, 1 XKITCHEN, 2X LIVING ROOM, 2X GARAGES, 1 LAUNDRY

THE PROPERTY IS ZONED: RESIDENTIAL

1. Terms: 10% (Ten percent) of the purchase price in cash in the day of the sale; balance payable against registration of transfer to be secured by a bank or other acceptable guarantee to be furnished within 21 (twenty one) days from the date of sale.

2. The Purchaser shall, immediately on the sale of the immovable property by the sheriff as auctioneer, pay the Sheriff's commission as follows:

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

·3.5% on R100 001.00 to R400 000.00 of the proceeds of the sale; and

·1.5% on the balance of the proceeds of the sale

subject to a maximum commission of R40 000.00 plus VAT in total and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).

Dated at Johannesburg, 2024-01-23.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc, 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/SW/N02608. E-mail: [foreclosure1@endersteins.co.za](mailto:foreclosure1@endersteins.co.za). Attorney Acct: ENDERSTEIN MALUMBER INC



Case No: 2023-052454

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and FELICITY BOITUMELO NDLOVU, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:00, 1ST FLOOR, UNIT 7, 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 2 October 2023, in terms of which the below property will be sold in execution by the Sheriff RANDBURG SOUTH WEST on WEDNESDAY, 27 MARCH 2024 at 11:00 at 1ST FLOOR, UNIT 7, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL to the highest bidder with a court reserve of R619 000.00. A unit ("the mortgaged unit") consisting of - (a) Section Number 3 as shown and more fully described on Sectional Plan No. SS166/2016 in the scheme known as SUNNINGDALE in respect of the land and building or buildings situated at ZANDSPRUIT EXTENSION 23 township, Local Authority: CITY OF JOHANNESBURG 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 ST26859/2020 and subject to such conditions as set out in the aforesaid Title Deed AND subject to the conditions imposed by JACKAL CREEK ESTATE MANAGEMENT ASSOCIATION. A ground floor unit inclusive of the following: open plan lounge, kitchen and dining room, 2 bathrooms, 2 bedrooms with a single covered carport - WHICH CANNOT BE GUARANTEED. The property is situated at: 3 SUNNINGDALE, 5 JACKAL CREEK CLOSE, ZANDSPRUIT EXTENSION 23. In the magisterial District of JOHANNESBURG NORTH. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price by bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008.

(URL<http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee amounting to R10 000.00 (refundable) payable by EFT 4. Registration conditions. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008 and Conditions of Sale which may be inspected at the office of the Sheriff RANDBURG SOUTH WEST at UNIT 7, 1ST FLOOR, BURNSIDE ISLAND OFFICE PARK, 410 JAN SMUTS AVENUE, CRAIGHALL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-01-16.

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/MAT32098. Attorney Acct: Citizen.

Case No: 2022/29156

Docex: DX31 SANDTON SQUARE

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and Ncube: Edwin, Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 14:00, Acting Sheriff Johannesburg East, 61 Van Riebeeck Street, Alberton**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court granted on 11 September 2023 in terms of which the below property will be sold in execution by the Acting Sheriff JOHANNESBURG EAST on WEDNESDAY 27 MARCH 2024 at 14:00 at 61 VAN RIEBEECK STREET, ALBERTON NORTH to the highest bidder with a court reserve of R500 000.00.

A unit consisting of:

(a) Section No 27 as shown and more fully described on Sectional Plan Number SS61/1976, in the scheme known as GRANADA VILLAGE in respect of the land and building or buildings situated at CORLETT GARDENS township, Local Authority JOHANNESBURG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 95 (NINETY FIVE) SQUARE METRES in extent ("the mortgaged section"); and

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

Held by DEED OF TRANSFER NO. ST60589/2008

"the mortgaged property"

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

A duplex flat consisting of lounge, dining room, 1 kitchen, 2 bedrooms, 2 bathrooms with a shower and 2 toilets  
- WHICH CANNOT BE GUARANTEED.

The property is situated at: 27 GRANADA VILLAGE, 20 DROME ROAD, CORLETT GARDENS. 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 JOHANNESBURG EAST, 61 VAN RIEBEECK STREET, ALBERTON, 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.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
2. FICA - legislation i.r.o. proof of identity and address particulars.
3. Payment of a Registration Fee in cash amounting to R50 000.00 (refundable)
4. Registration conditions.
5. The auction will be conducted by the Sheriff's Office Johannesburg East with auctioneers J.A. Thomas and/or P. Ora and/or A. Jegels.
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 to Friday.
- 9.1. 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 61 VAN RIEBEECK STREET, ALBERTON during normal

office hours from Monday to Friday.

Dated at Johannesburg, 2024-01-25.

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/MAT31848/rm. Attorney Acct: Citizen.

**Case No: 2023/21231**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Home Loans Guarantee CO RF (PTY) Limited, First Execution Creditor and Absa Bank Limited, Second Execution Creditor and Lawrence Pogiso Mokhe, First Judgment Debtor and Valecia Keitumetse Mokhe, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 10:00, Cnr Human and Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 31 AUGUST 2023 in terms of which the below property will be sold in execution by the Sheriff KRUGERSDORP on 26 MARCH 2024 at 10:00 at CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL to the highest bidder, subject to a reserve price of R825 865.00.

ERF 284 WILDTUINPARK TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, MEASURING 445 (FOUR HUNDRED AND FORTY-FIVE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T1482/2019, SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF THE WILDERNESS ECO ESTATE HOMEOWNERS ASSOCIATION, NPC. REGISTRATION NUMBER 2008/027543/08. ("the Mortgaged Property").

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

MAIN BUILDING CONSISTING OF: 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, 2 garages and pantry - WHICH CANNOT BE GUARANTEED.

The property is situated at: ERF 284 WILDTUINPARK ESTATE, ROBERT BROOM DRIVE, KRUGERSDORP.

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 KRUGERSDORP at CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL.

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 KRUGERSDORP at CNR HUMAN AND KRUGER STREET,

OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL during normal office hours from Monday to Friday.

Dated at Johannesburg, 2024-02-01.

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/MAT33971. Attorney Acct: The Citizen.

**Case No: 2023-057935**

**Docex: DX31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Nedbank Limited, Execution Creditor and TULISWA MNYANGO, Execution Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 11 September 2023 in terms of which the below property will be sold in execution by the Sheriff GERMISTON SOUTH on MONDAY, 25 MARCH 2024 at 10:00 at 4 ANGUS STREET, GERMISTON to the highest bidder with a court reserve of R400 000.00. ERF 1329 ROODEKOP TOWNSHIP REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG MEASURING 805 (EIGHT HUNDRED AND FIVE) SQUARE METRES HELD BY DEED OF TRANSFER NUMBER T7461/2017 SUBJECT TO THE CONDITIONS THEREIN CONTAINED ("the mortgaged property"). Which is certain and is zoned as a residential property described as: A house comprising of 1 x Family Room, 1 x Dining Room, 1 x Kitchen, 3 x bedrooms, 1 x bathroom and 1 x Garage - WHICH CANNOT BE GUARANTEED. The property is situated at: 26 BUFFALO AVENUE, ROODEKOP, GERMISTON. In the magisterial District of EKURHULENI CENTRAL. The Purchaser shall in addition to the Sheriff's commission, which is 6% (six percent) on the first R100 000.00 (One Hundred Thousand Rand) of the proceeds of the sale and thereafter 3.5% (Three comma Five percent) on R100 001.00 (One Hundred Thousand and One Rand) to R400 000.00 (Four Hundred Thousand Rand) and 1.5% (One point Five percent) on the balance of the proceed of the Sale plus VAT, subject to a maximum commission of R40 000.00 in total and a minimum of R3 000.00, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or EFT into the Sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction will be available at least 24 hours before the auction at the office of the Sheriff GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON. Registration as a buyer is a pre-requisite subject to conditions including, inter alia: 1. Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) 2. FICA - legislation i.r.o. proof of identity and address particulars. 3. Payment of a Registration Fee in the amount of R20 000.00 (refundable) by way of EFT or a bank guarantee cheque (no cash). 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 GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON during normal office hours from Monday to Friday.

Dated at Johannesburg, 2023-12-21.

Attorneys for Plaintiff(s): Lowndes Dlamini Attorneys, Ground Floor 56 Wierda Road East cnr. Albertyn Road, Wierda Valley, Sandton. Telephone: (011) 292-5777. Fax: (011) 292-5775. Attorney Ref: N GAMBUSHE/fp/MAT31601. Attorney Acct: Citizen.

Case No: 37428/2021

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 MATSOBANE MARVIN SIMON MOGOTLANE, IDENTITY NUMBER: 770801 5504 088, Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, CHRIST CHURCH, 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 R1 336 992.90 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 27th day of March 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtor, 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: ERF 656 EQUESTRIA EXTENSION 148 TOWNSHIP, REGISTRATION DIVISION J.R., GAUTENG PROVINCE

IN EXTENT 407 (FOUR HUNDRED AND SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER T25813/2020

SUBJECT TO THE CONDITIONS IMPOSED BY EQUESTRIA 148 HOME

OWNERS ASSOCIATION (NPC) REGISTRATION NUMBER 2003/026275/08

PHYSICAL ADDRESS: AVIGNON COMPLEX, 70 GRIFFITH AVENUE, NO 3 AVIGNON CLOSE, EQUESTRIA, PRETORIA, GAUTENG.

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

A DWELLING CONSISTING OF (NOT GUARANTEED):

3X BEDROOMS, 2X BATHROOMS, 1X SEPARATE TOILET, 1X KITCHEN, 1X SCULLERY, 1X STUDY ROOM, 1X DINING ROOM, 1X LOUNGE AND 1X DOUBLE GARAGE.

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

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

SHERIFF'S COMMISSION, payable on the day of the sale, to be calculated as follows: 6% (SIX PER CENT) on the first R100 000,00 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PER CENT) ON R100 001,00 (ONE HUNDRED THOUSAND AND ONE RAND) to R400 000,00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PER CENT) on the balance of the proceeds of the sale, subject to a maximum commission of R40 000,00 (FORTY THOUSAND RAND) PLUS VAT in total and a minimum of R3 000,00 (THREE THOUSAND RAND) PLUS VAT.

Dated at PRETORIA, 2024-01-15.

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 / AHL3636.

Case No: 2021/891

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and MABALANA MARCELLINO MNGUNI,  
Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA AND  
ADDITIONAL ENTRANCE AT 813 STANZA BOPAPE STREET, ARCADIA**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 28th of June 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF PRETORIA EAST on WEDNESDAY the 27TH day of MARCH 2024 at 10:00 at CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA AND ADDITIONAL ENTRANCE AT 813 STANZA BOPAPE STREET, ARCADIA to the highest bidder with a reserve price of R2 410 728.58.

CERTAIN: ERF 28 SILVER WOODS COUNTRY ESTATE TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 923 (NINE HUNDRED AND TWENTY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T62430/2015

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND MORE ESPECIALLY SUBJECT TO THE CONDITIONS IMPOSED IN FAVOUR OF SILVER WOORDS HOME OWNERS ASSOCIATION NPC

ZONING: General Residential (not guaranteed)

The property is situated at 2262 SILVER WOODS BOULEVARD, SIVERWOODS COUNTRY ESTATE and consists of an entrance hall, lounge, family room, a dining room, 4 bedrooms, a dressing room, 3 bathrooms, 3 showers, 4 waterclosets, a kitchen, pantry, a scullery and 3 out garages and a servant's room with a watercloset and 2 storerooms (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 PRETORIA EAST situated at CHRIST CHURCH, 820 PRETORIUS STREET, PRETORIA AND ADDITIONAL ENTRANCE AT 813 STANZA BOPAPE STREET, ARCADIA or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a registration fee in cash/EFT which is refundable.

d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. All bidders are required to present their Identity Document and proof of residence for FICA compliance.

Dated at Johannesburg, 2024-02-26.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/103748.

Case No: 28902/2020

Docex: PH46APH46A

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Mahlomola Napoleon Mashigo, 1st Judgement Debtor and Esther Modieng Mashigo, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 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 at 4 Angus Street, Germiston on 25 March 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain:

A unit consisting of:

Section No. 217 as shown and more fully described on Sectional Plan No. SS281/2007 in the scheme known as Graceland in respect of the land and building or buildings situate at Elspark Extension 5 Township, Local Authority: Ekurhuleni Metropolitan Municipality, of which section the floor area, according to the said Sectional Plan, is 51 (Fifty One) square metres in extent;

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

Held under deed of transfer no. ST6494/2017

An exclusive use area described as Parking P209 measuring 12 (Twelve) square metres being as such part of the common property, comprising the land and the scheme known as Graceland in respect of the land and building or buildings situate at Elspark Extension 5 township, Local Authority: Ekurhuleni Metropolitan Municipality, as shown and more fully described on Sectional Plan No. SS281/2007 held by notarial Deed of Cession no. SK

Situated at Unit 217 Graceland, 3 Sarel Hattingh Street, Elspark Ext 5.

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: Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside Buildings: None.

Sundries: None.

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

Dated at HP Ndlovu Inc, Boksburg, 2024-01-23.

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: MAT1130\LM\LC. Attorney Acct: HP Ndlovu Inc, Boksburg.

Case No: 32262/2021

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Xulani Prosper Titus Mahlangu, 1st Judgement Debtor and Sibongile Christina Nkosi, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:00, 99 - 8th Street, Springs**

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 Springs to the highest bidder subject to a reserve price of R750 000.00 and will be held at 99 - 8th Street, Springs on 27 March 2024 at 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 99 - 8th Street, Springs, prior to the sale.

Certain: Erf 426 Dersley Township, Registration Division I.R., Province of Gauteng, being 5 Safier Street, Dersley.

Measuring: 975 (Nine Hundred and Seventy Five) Square Metres;

Held under Deed of Transfer No. T10148/2018

Situated in the Magisterial District of Springs.

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, Laundry, 4 Bedrooms, 2 Bathrooms, Covered Patio.

Outside Buildings: 2 Garages, Staff Bathroom.

Sundries: Swimming Pool.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-02-02.

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: MAT3184\LM/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2023-060846**

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

**In the matter between: Firststrand Bank Limited, Judgment Creditor and Charles Matubule, Judgment Debtor**  
NOTICE OF SALE IN EXECUTION

**2024-03-26, 14:00, 127B Kitzinger Avenue, Brakpan**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Brakpan to the highest bidder subject to a reserve price of R400 000.00 and will be held at 127B Kitzinger Avenue, Brakpan on 26 March 2024 at 14H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 127B Kitzinger Avenue, Brakpan, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 34 as shown and more fully described on Sectional Plan No. SS68/2008 in the scheme known as SUNSET BOULEVARD in respect of the land and building or buildings situate at SONNEVELD EXTENSION 22 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan, is 71 (SEVENTY ONE) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

HELD by the Judgement Debtor under Deed of Transfer No. ST45230/2017

An exclusive use area described as PARKING P34 measuring 12 (TWELVE) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as SUNSET BOULEVARD in respect of the land and building or buildings situated at SONNEVELD EXTENSION 22 TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS68/2008 held by NOTARIAL DEED OF CESSION NUMBER SK3092/17

Situated in the Magisterial District of BRAKPAN.

Situated at UNIT 34 DOOR 34 SUNSET BOULEVARD, 1 CIVIN STREET, SONNEVELD EXTENSION 22.

Property Zoned - BUSINESS 2

Height - 2

Cover - 70%

Build Line - N/A

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



Main Building: Lounge, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC.

Outside Buildings: 1 Carport, 1 Balcony

Sundries: None.

1. 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.

2. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

3. The Purchaser shall pay:

3.1 The Purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the Sheriff 6% (six percentum) Sheriff's commission on the first R100,000.00 and 3.5% (three comma five percentum) on R100,001.00 - R400,000.00 and 1.5 % (one point five percentum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of VAT), which commission shall be paid by the purchaser.

3.2 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 Judgment Creditor's Attorney, which shall be furnished within 21 days after the date of sale.

Registration As Buyer Is A Pre Requisite Subject To Conditions, Inter Alia:

(a) Directive Of The Consumer Protection Act 68 Of 2008 (Url  
[Http://www.info.gov.za/view/Downloadfileaction?id=99961](http://www.info.gov.za/view/Downloadfileaction?id=99961))

(b) Fica-Legislation-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 Brakpan, 127B Kitzinger Avenue, Brakpan.

Dated at Hammond Pole Majola Inc., Boksburg, 2024-01-05.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc., c/o NVG Attorneys, Menlo Law Chamber, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT453917/LW/RL. Attorney Acct: Hammond Pole Majola Inc., Boksburg.

**Case No: 12317/2019**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: NEDBANK LIMITED, Plaintiff and TSAKANI SAMUEL MABASO - ID NO: 811209 5316 084, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, THE SHERIFF PRETORIA EAST AT CHRIST CHURCH, 820 PRETORIUS STREET  
(ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA) PRETORIA**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Gauteng Division, Pretoria in the above action, a sale as a unit with a reserve price set at R500 000.00

(FIVE HUNDRED THOUSAND RAND) will be held BY THE SHERIFF PRETORIA EAST at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA on 27 MARCH 2024 at 10H00 of the undermentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of Pretoria and the Conditions to be read by the Sheriff at the time of the sale, which Conditions will lie for inspection prior to the sale, during office hours, at the offices of the SHERIFF PRETORIA EAST, 813 STANZA BOPAPE STREET, ARCADIA, PRETORIA

BEING:

(1) A Unit consisting of -

(a) SECTION NO 30 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS324/2016, IN THE SCHEME KNOWN AS GROVE-LANE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT EQUESTRIA EXTENSION 171 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE

METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 49 (FORTY NINE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO ST92012/2016

PHYSICAL ADDRESS: SECTION 30, GROVE-LANE, cnr FARM ROAD & EQUESTRIA ROAD, EQUESTRIA, PRETORIA.

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

A DWELLING CONSISTING OF (NOT GUARANTEED)

1 X BEDROOMS, 1.0 BATH ROOMS, 1 X KITCHEN, 1 X LIVING ROOM, 1 X CAR PORT

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

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

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

Dated at PRETORIA, 2024-02-09.

Attorneys for Plaintiff(s): Delberg Attorneys., Delberg Attorneys : Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361 5001. Fax: (012) 361 6311. Attorney Ref: VIJAYTA RANA/ sn / NHL0359.

**Case No: 2023/057104**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FIRSTRAND BANK LIMITED, Plaintiff and LSURPRISE MAWILA, 1<sup>st</sup> Defendant & LIZA NTHABELE MAWILA, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 6th of September 2023 and in execution of the Writ of Execution of Immovable Property, the following immovable property will be sold by the Sheriff of the High Court for the district of SHERIFF HALFWAY HOUSE - ALEXANDRA on TUESDAY the 26TH day of MARCH 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE to the highest bidder with a reserve price of R480,000.00.

CERTAIN:

A Unit consisting of -

(a) Section No. 46 as shown and more fully described on Sectional Plan No. SS24/1997, in the scheme known as THE PALISADES in respect of the land and building or buildings situate at HALFWAY GARDENS EXTENSION 40 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 64 (SIXTY FOUR) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST16711/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

**ZONING: General Residential (not guaranteed)**

The property is situated at UNIT 46 THE PALISADES, FRED VERSEPUT ROAD, HALFWAY GARDENS EXT 40, MIDRAND and consists of 1 Lounge, 2 Bedrooms, 1 Kitchen, 1 Bathroom, 1 Shower, 1 Water Closet, 1 Bathroom and 1 Carport and a covered balcony (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale, which conditions can be inspected on shha.online or before the sale at the offices of the said sheriff of the High Court for the district of HALFWAY HOUSE-ALEXANDRA situated at 614 JAMES CRESCENT, HALFWAY HOUSE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at shha.online.

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

- a) Directive of the Consumer Protection Act 68 of 2008 as amended. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) FICA - legislation i.r.o. proof of identity and address particulars.
- c) Prospective buyers have to register on the day of sale and pay a deposit of R50,000.00 (cash) which is refundable.
- d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA.

Dated at Johannesburg, 2024-02-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R.Nel/PM/102523.

**Case No: 43786/2021**

**Docex: PH444**

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

**In the matter between: Absa Bank Limited, Judgement Creditor and Mahonuoa Florence Matona, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-25, 10:00, 4 Angus Street, Germiston**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Johannesburg) in the abovementioned suit, the Property shall be sold by the Sheriff Germiston South to the highest bidder subject to a reserve price of R560 000.00 and will be held at 4 Angus Street, Germiston on 25 March 2024 at 10H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at 4 Angus Street, Germiston, prior to the sale.

Certain: Erf 747 Elsburg Extension 1 Township, Registration Division I.R., Province of Gauteng, being 28 Van Der Merwe Street, Elsburg Ext 1

Measuring: 1 004 (One Thousand and Four) Square Metres;

Held under Deed of Transfer No. T39369/2001

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: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, 2 Bathrooms.

Outside Buildings: Double Garage, Servants Quarters with Bedroom, Bathroom, Shower.

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, 2024-01-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc C/o Vermaak & Partners, 3rd Floor 54 On Bath, 54 Bath Avenue, Rosebank. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT445656/AP/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 26421/2022**

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

**In the matter between: NEDBANK LIMITED, Applicant and LUTHULI, ELVIS THOKOZANI, 1st Respondent and  
CHONCO, PATIENCE, 2nd Respondent**

**NOTICE OF SALE IN EXECUTION**

**2024-03-28, 10:00, THE OFFICES OF THE SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS**

In execution of a judgment of the High Court of South Africa (Gauteng Division, Pretoria) in the abovementioned suit, a Sale subject to a reserve price of R300,000.00, will be held by THE OFFICES OF THE SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS on 28 MARCH 2024 at 10h00 of the undermentioned property of the Defendants on the conditions to be read out by the Auctioneer at the time of the sale, which conditions will lie for inspection, prior to sale, at THE OFFICES OF THE SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS.

CERTAIN: ERF 2654 SAVANNA CITY EXT 1 TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG

MEASURING 388 (THREE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T63532/2015

SUBJECT TO THE TERMS AND CONDITIONS THEREIN CONTAINED

SITUATED AT 2654 APPLE GATE STREET, SAVANNA CITY EXT 1

IMPROVEMENTS: (not guaranteed) - A DWELLING HOUSE WITH TILED ROOF, 2 BEDROOMS, BATHROOM, KITCHEN AND LIVING ROOM.

THE PROPERTY IS ZONED: RESIDENTIAL

MAGISTERIAL DISTRICT: EMFULENI

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

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

3. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month.

4. The rules of this auction will be available at least 24 hours before the auction at THE OFFICES OF THE SHERIFF VEREENIGING, 91 GENERAL HERTZOG STREET, THREE RIVERS.

5. The aforesaid sale shall be subject to the provisions of the Consumer Protection Act 68 of 2008.

6. The office of the Sheriff for VEREENIGING will conduct the sale.

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

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

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

c) Payment of a Registration Fee of R1,000.00 in cash.

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

Dated at Johannesburg, 2024-02-21.

Attorneys for Plaintiff(s): Enderstein Malumbete Inc., 11 Naivasha Road, Block A Office Suite S1 - Second Floor, Sunninghill, Sandton. Telephone: 011 615 8591. Fax: 011 615 8655. Attorney Ref: WR/LS/N03521/ E-mail: [foreclosure3@endersteins.co.za](mailto:foreclosure3@endersteins.co.za). Attorney Acct: Enderstein Malumbete Inc

**Case No: 2023/30329**

**Docex: 172 Johannesburg**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and LERATO ANNA KHAMBULE (NÉE MOSELLA) & BAILE JOHANNES KHAMBULE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-22, 10:00, SSHERIFF VANDERBIJLPARK, CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 2ND of August 2023 and in execution of the Writ of Execution of Immoveable Property, the following immovable property will be sold by the acting Sheriff of the High Court for the district of SHERIFF VANDERBIJLPARK on FRIDAY the 22nd day of MARCH 2024 at 10:00 at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK with a reserve price of R121,856.17:

CERTAIN: PORTION 38 OF ERF 12323 EVATON WEST TOWNSHIP, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG

MEASURING 197 (ONE HUNDRED AND NINETY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T86175/2011

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 12323/38 KANSAS CITY STREET, BEVERLEY HILLS, EVATON WEST and consists of a Lounge, a Kitchen, 2 Bedrooms, 1 Bathroom and 1 Water Closet (in this respect, nothing is guaranteed).

The aforementioned property will be sold on the Conditions of Sale and the rules of auction, which conditions can be inspected before the sale at the offices of the said acting sheriff of the High Court for the district of VANDERBIJLPARK situated at CORNER FRIKKIE MEYER & RUTHERFORD BOULEVARD, VANDERBIJLPARK 24 hours prior to the sale or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R10,000.00 (EFT or cash) which is refundable.

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

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

The auctioneer will be Mr P Ora.

Dated at Johannesburg, 2024-02-21.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/99886.

Case No: 2022/8701

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the application of: FirstRand Bank Limited, Plaintiff and AKONA KENQU, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 14:00, 61 VAN RIEBEECK AVENUE, ALBERTON**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 8th of August 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 ACTING SHERIFF JOHANNESBURG EAST on WEDNESDAY the 27TH day of MARCH 2024 at 14:00 at 61 VAN RIEBEECK AVENUE, ALBERTON 1447 to the highest bidder with a reserve price of R290 000.00.

CERTAIN: PORTION 1 OF ERF 152 BEZUIDENHOUT VALLEY TOWNSHIP, REGISTRATION DIVISION: I.R, THE PROVINCE OF GAUTENG

MEASURING: 248 SQUARE METRES

HELD UNDER DEED OF TRANSFER NO T5458/2019

SUBJECT TO CONDITIONS THEREIN CONTAINED

ZONING: Special Residential (not guaranteed)

The property is situated at 44 - 6th AVENUE, BEZUIDENHOUT VALLEY, JOHANNESBURG and consist of 1 Entrance Hall, 1 Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 2 Water Closets, Sunroom and a Patio (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 JOHANNESBURG EAST situated at 61 VAN RIEBEECK AVENUE, ALBERTON 1447 or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

c) Prospective buyers must pay a registration fee of R50,000.00 (refundable) prior to the commencement of the auction in order to obtain a buyer's card.

d) Registration conditions: no person will be allowed on the premises if they are not registered for FICA and CPA. All bidders are required to present their Identity Document and proof of residence for FICA compliance.

The auction will be conducted with auctioneers J.A. Thomas and/or P. Ora and/or A Jegels.

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

Dated at Johannesburg, 2023-02-03.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/88581.

Case No: 31921/2022

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FirstRand Bank Limited, Judgement Creditor and Selome Henning, Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 10:00, Cnr Human And Kruger Street, Old ABSA Building, Ground Floor, Krugersdorp Central**

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 Krugersdorp to the highest bidder subject to a reserve price of R390 000.00 and will be held at Cnr Human And Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central on 26 March 2024 at 10h00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at Cnr Human And Kruger Street, Old Absa Building, Ground Floor, Krugersdorp Central, prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 69 as shown and more fully described on Sectional Plan No. SS150/2011 in the scheme known as WATSONIA VIEW in respect of the land and building or buildings situate at SUGAR BUSH ESTATE EXTENSION 1 TOWNSHIP, LOCAL AUTHORITY: MOGALE CITY LOCAL MUNICIPALITY, 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 by the Judgement Debtor under Deed of Transfer No. ST1066/2016

Situated at UNIT 69 WATSONIA VIEW, 4 ROBERT BROOM DRIVE, SUGAR BUSH ESTATE EXT 1, NOORDHEUWEL.

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: Lounge, Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, 1 Shower, 1 WC, 1 Covered Patio.

Outside Buildings: 1 Carport.

Sundries: None.

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

Dated at Hammond Pole Majola Inc, Boksburg, 2024-01-23.

Attorneys for Plaintiff(s): Hammond Pole Majola Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT450273/LW/RL. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 28568/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Judgement Creditor and Chevarne Megan Hudson, Judgement Debtor**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 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) in the abovementioned suit, the Property shall be sold by the Sheriff Lenasia North to the highest bidder subject to a reserve price of R290 000.00 and will be held on 27 MARCH 2024 at No 5 2nd Avenue Cnr Station Road, Armadale (Known as Viking) at 08H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at No 5 2nd Avenue Cnr Station Road, Armadale (Known as Viking), prior to the sale.

Certain:

A UNIT CONSISTING OF: SECTION NO. 26 as shown and more fully described on Sectional Plan No. SS3/2005 in the scheme known as BELALEBERG PLACE in respect of the land and building or buildings situate at ELDORADO PARK EXTENSION 2 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, of which section the floor area, according to the said sectional plan, is 46 (FORTY SIX) square metres in extent; and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan.

Held under Deed of Transfer No. ST20323/2018

Situated at UNIT 26 BELALEBERG PLACE, 2 BOLOBERG CRESCENT, ELDORADOPARK EXT 2.

Situated in the Magisterial District of Acting Sheriff Lenasia North.

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

Main Building: Lounge, Kitchen, 2 Bedrooms, 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 Ndlovu Inc, Boksburg, 2024-01-16.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc. C/o NVG Attorneys, Menlo Chambers, No. 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT3914/BJ/RL. Attorney Acct: Hammond Pole Ndlovu Inc, Boksburg.

**Case No: 44025/2018**

**Docex: 13 Rivonia**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

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

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

**2024-03-27, 11:00, 1st Floor, Unit 7 Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, Gauteng**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Johannesburg, in the abovementioned suit, a sale subject to a reserve price of R405,255.00 will be held by the offices of the Sheriff of the High Court Randburg South West at 1st Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg on Wednesday the 27th day of March 2024 at 11h00 of the undermentioned property of the Judgment Debtor subject to the Conditions of Sale: PROPERTY DESCRIPTION: ERF 857 NORTHWOLD EXTENSION 64 TOWNSHIP REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG IN EXTENT: 316 (THREE HUNDRED AND SIXTEEN) SQUARE METRES HELD BY DEED OF TRANSFER T53128/2005 and situate at 9 MAPLE ROW, MAPLE DRIVE, NORTHWOLD, JOHANNESBURG, GAUTENG, in the Magisterial District of Johannesburg North IMPROVEMENTS: The following information is furnished in respect of the improvements, though in this respect nothing is guaranteed: DOUBLE STOREY CONSTRUCTED OF FACE BRICK WALLS AND CLAY TILED ROOF MAIN BUILDING: LOUNGE, DINING ROOM, LIVING ROOM, KITCHEN, 3 BEDROOMS, 3 BATHROOMS, COVERED PATIO OUTBUILDINGS: 2 GARAGES PROPERTY ZONED: RESIDENTIAL (the nature, extent, condition and existence of the improvements are not guaranteed and are sold "voetstoots") TERMS AND CONDITIONS: This is a sale in execution (auction) pursuant to a judgement obtained in the above court. The office of the Sheriff for RANDBURG SOUTH WEST will conduct the sale. 2. The Rules of the auction and Conditions of Sale may be inspected at the Office of the Sheriff of the High Court Randburg South West at 1ST Floor, Unit 7, Burnside Island Office Park, 410 Jan Smuts Avenue, Craighall, Randburg, 24 hours prior to the auction. The sale shall be conducted in accordance with the provisions of Rule 46 of the Uniform Rules of Court and all other applicable law and in accordance with the provisions of the Consumer Protection Act No. 68 of 2008 read together with the Regulations promulgated thereunder which can be viewed at [https://www.gov.za/sites/default/files/gcis\\_document/201409/34180rg9515gon293a.pdf](https://www.gov.za/sites/default/files/gcis_document/201409/34180rg9515gon293a.pdf). All prospective bidders will be required to: 4.1 Register with the Sheriff prior to commencement of the auction at 11h00; 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, 2024-02-23.

Attorneys for Plaintiff(s): Moodie and Robertson Attorneys, 12th Floor, East Wing, Libridge Building, 25 Ameshoff Street, Braamfontein. Telephone: 0118076046. Fax: 0866143218. Attorney Ref: AD/S43936.



Case No: 2023-025992

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 Peter Frederick De Bruyn -1st Judgement Debtor and Maria Johanna De Bruyn - 2nd Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, 91 General Hertzog Road, Three Rivers**

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 R600 000.00 and will be held on 28 March 2024 at 91 General Hertzog Road, Three Rivers at 10H00 of the undermentioned property of the execution debtors on the conditions which may be inspected at 91 General Hertzog Road, Three Rivers, prior to the sale.

Certain: Erf 2010 Three Rivers Extension 2 Township, Registration Division I.Q., Province of Gauteng, being 52 Hazel Street, Three Rivers Ext 2

Measuring: 1 041 (One Thousand and Forty One) square metres;

Held under Deed of Transfer No. T10486/2011

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, Kitchen, 3 Bedrooms, 1 Bathroom

Outside Buildings: 2 Garages, 1 Staff 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, 2024-01-31.

Attorneys for Plaintiff(s): Hammond Pole Ndlovu Inc C/o NVG Attorneys, NVG Attorneys, Menlo Law Chambers, No 49 11th Street, Menlo Park, Pretoria. Telephone: 0118741800. Fax: 0866781356. Attorney Ref: MAT5051/BJ/RL. Attorney Acct: Hammond Pole Attorneys.

Case No: 3183/2017

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the application of: FIRSTSTRAND BANK LIMITED, Plaintiff and BAHATI SHADRACK CHIZI, 1<sup>st</sup> Defendant and BERNARD MADATA PAULO CHIZI, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:30, THE SHERIFF'S OFFICE, 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE**

KINDLY TAKE NOTICE THAT in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20th of October 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 SANDTON SOUTH on TUESDAY the 14TH day of NOVEMBER 2023 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND to the highest bidder with a reserve price of R1,150,575.37.

CERTAIN: A Unit consisting of -

(a) Section Number 10 as shown and more fully described on Sectional Plan No. SS160/1996 in the scheme known as MARIALENA COURT in respect of the land and building or buildings situate at EDENVALE TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 110 (ONE HUNDRED AND TEN) SQUARE METRES in extent; and

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

Held by DEED OF TRANSFER NUMBER ST23631/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED.

An exclusive use area described as GARAGE G15 measuring 140 (ONE HUNDRED AND FORTY) SQUARE METRES being as such part of the common property, comprising the land and the scheme known as MARIALENA COURT in respect of the land and building or buildings situate at EDENVALE TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, as shown and more fully described on Sectional Plan No. SS160/1996 held by NOTARIAL DEED OF CESSION NUMBER SK1579/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID NOTARIAL DEED OF CESSION.

ZONING: General Residential (not guaranteed)

The property is situated at UNIT 10 (DOOR 12) MARIALENA COURT, CORNER OF 57 VAN RIEBEECK ROAD AND 4TH STREET, EDENVALE, GAUTENG and consists of an entrance hall, lounge, dining room, a kitchen, 2 bedrooms, a bathroom, a water closet and a carport (in this respect, not 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 sale at the offices of the said sheriff of the High Court for the district of SAHERIFF GERMISTON NORTH situated at 22 VOORTREKKER AVENUE, CORNER 22ND STREET, EDENVALE or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

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

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

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

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

c) Prospective buyers must pay a registration fee of R50,000.00 (refundable) per EFT that must reflect the Sheriff's account prior to the sale.

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

Dated at Johannesburg, 2024-02-26.

Attorneys for Plaintiff(s): Glover Kannieappan Inc, 18 Jan Smuts Avenue, Parktown. Telephone: 011 482 5652. Fax: 011 482 5653. Attorney Ref: R Nel/PM/104849.

**Case No: 1500/2023**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**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 LOUIS APPEL, ID NO: 891213 5089 082, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, IN FRONT OF THE MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO**

IN EXECUTION OF A JUDGMENT of the High Court of South Africa, Mpumalanga Division, Middelburg (Local Seat), in the above action, a sale as a unit with a reserve price of R1 300 000.00 will be held by the SHERIFF ERMELO AT: IN FRONT OF THE MAGISTRATE'S COURT, 20 JAN VAN RIEBEECK STREET, ERMELO on the 28th day of March 2024 at 10:00 of the under mentioned immovable property of the Judgment Debtor, which immovable property falls within the Magisterial district of MSUKALIGWA 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 9 JAN VAN RIEBEECK STREET, ERMELO, MPUMALANGA.

BEING:

PORTION 2 OF ERF 709 ERMELO TOWNSHIP, REGISTRATION DIVISION I.T., PROVINCE OF MPUMALANGA, MEASURING 1 903 (ONE THOUSAND NINE HUNDRED AND THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T1060/2021, SUBJECT TO THE CONDITIONS THEREIN CONTAINED

PHYSICAL ADDRESS: 58 CLOETE STREET, ERMELO, MPUMALANGA

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

A DWELLING CONSISTING OF (NOT GUARANTEED):

MAIN DWELLING: 3X BEDROOMS, 2X BATHROOMS, 1X KITCHEN, 1X STUDY ROOM, 1X LIVING ROOM, 1X DINING ROOM, 1X LOUNGE AND 1X ENTRANCE HALL. OUT BUILDING: 1X LAUNDRY ROOM, SINGLE CARPORT AND SINGLE GARAGE.

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

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

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

Dated at PRETORIA, 2024-02-05.

Attorneys for Plaintiff(s): Delberg Attorneys Inc., Delberg Attorneys: Summit Place Office Park, Building 2, 221 Garsfontein Road, Menlyn, Pretoria. Telephone: (012) 361-5001. Fax: (012) 361-6311. Attorney Ref: BONETTE TENNER / AHL3948.

**Case No: 12994/2018**

**Docex: PH46A**

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

**In the matter between: Firststrand Bank Limited, Judgement Creditor and Mathys Marthinus Booyse, 1st  
Judgement Debtor and Johanna Elizabeth Van Der Walt, 2nd Judgement Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 14:00, 127B Kitzinger Avenue, Brakpan**

In Execution of a Judgment of the High Court of South Africa, (Gauteng Division, Pretoria) in the abovementioned suit, the Property shall be sold by the Sheriff Brakpan to the highest bidder Subject To A Reserve Price Of R620 000,00 and will be held at 127B Kitzinger Avenue, Brakpan on 26 March 2024 at 14H00 of the undermentioned property of the Execution Debtors on the conditions which may be inspected at 127B Kitzinger Avenue, Brakpan, prior to the sale.

Certain: Erf 430 Brakpan-Noord Extension 1 Township, Registration Division I.R., Province of Gauteng, being 3 Gough Street, Brakpan-Noord Extension 1

Measuring: 1 090 (One Thousand and Ninety) Square Metres;

Held under Deed of Transfer No. T44867/2006

Situated in the Magisterial District of Brakpan.

Property Zoned - Residential 1

Height - 2 (In Storeys)

Cover - 50%

Build Line - N/A

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, Family Room, Dining Room, Kitchen, Scullery, 3 Bedrooms, 2 Bathrooms, Shower, 2 WC's.

Outside Buildings: 2 Carports, Bathroom / WC.

Sundries: None.

1. 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.

2. The rules of the Auction and conditions of sale are available at the office of the sheriff as set out above.

3. The Purchaser shall pay:

3.1 The Purchaser shall, on the day of the sale, in the form of a bank guaranteed cheque or cash, pay to the Sheriff 6% (six percentum) Sheriff's commission on the first R100,000.00 and 3.5% (three comma five percentum) on R100,001.00 - R400,000.00 and 1.5 % (one point five percentum) on the balance of the proceeds of the sale, subject to a maximum commission of R40,000.00 in total and a minimum of R3,000.00, (inclusive in all instances of the Sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account, but exclusive in all instances of VAT), which commission shall be paid by the purchaser.

3.2 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 Judgment Creditor's Attorney, which shall be furnished within 21 days after the date of sale.

Registration As Buyer Is a Pre Requisite Subject To Conditions, Inter Alia:

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

(b) FICA-Legislation-Proof of Identity and Address Particulars

(c) Payment Of a Registration Fee Of - R20 000.00 - 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 Brakpan, 127B Kitzinger Avenue, Brakpan.

Dated at Hammond Pole Majola Inc, Boksburg, 2024-01-26.

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: MAT39852\LWEST/LC. Attorney Acct: Hammond Pole Majola Inc, Boksburg.

**Case No: 2017/23074**

**Docex: DX 31 SANDTON SQUARE**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Absa Bank Limited, Execution Creditor and Rabby David Bokoba, First Judgment Debtor and Molebong Willeminah Bokaba, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 09:00, 62 Ludorf Street, Brits**

This is a sale in execution pursuant to the following judgments obtained in the above Honourable Court dated the 12 AUGUST 2020 and 08 JANUARY 2024 in terms of which the following property will be sold in execution by the Sheriff BRITS on MONDAY the 25 MARCH 2024 at 09:00 at 62 LUDORF STREET, BRITS to the highest bidder subject to a reserve price of R2 400 000.00.

**PORTION 58 OF ERF 1115 IFABI EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION, J.Q, NORTH-WEST PROVINCE**

**MEASURING 1300 (ONE THOUSAND THREE HUNDRED) SQUARE METRES, HELD BY DEED OF TRANSFER NO.T77965/2005**

**SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND FURTHER SUBJECT TO THE RIGHTS OF THE BIRDWOOD HOME OWNERS ASSOCIATION AND CONDITIONS IMPOSED BY NEW MOON PROPERTY DEVELOPERS (PTY) LTD.**

**("mortgaged property")**

**PHYSICAL ADDRESS: Ptn 58 of Erf 1115 Birdwood Estate, Ifabi Ext 6.**

**ZONING: RESIDENTIAL**

**IMPROVEMENTS:**

**MAIN BUILDING: double story, 4 bedrooms, 4 bathrooms, 4 showers, 4 toilets, lounge, dining room, study, kitchen, pantry, scullery, laundry, 3 garages and a swimming pool.**

**OUT BUILDING: bedroom, shower, toilet and kitchen -- WHICH CANNOT BE GUARANTEED.**

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

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

The Rules of this auction are available 24 hours before the auction at the office of the Sheriff, BRITS at 62 LUDORF STREET, BRITS.

The Sheriff BRITS 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 as per Sheriff's requirements.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff BRITS at 62 LUDORF STREET, BRITS during normal office hours Monday to Friday.

Dated at Johannesburg, 2024-02-01.

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/MAT334798. Attorney Acct: The Citizen.

**Case No: 15880/17**

**Docex: Docex 63 Cape Town**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape Division)

**In the matter between: Firststrand Bank Ltd, Plaintiff and Jairus Chetty, Defendant**

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

**2024-03-19, 12:00, the premises situated at Unit 28, Roodezicht, 2 Sauvignon Road, Burgundy Estate**

IN EXECUTION of a judgment of the High Court of South Africa (Western Cape Division, Cape Town), in the abovementioned suit, a sale without reserve of the following property will be held at the premises situated at Unit 28, Roodezicht, 2 Sauvignon Road, Burgundy Estate, on Tuesday 19 March 2024 at 12h00 on the Conditions which will lie for inspection at the offices of the sheriff of Bellville for a period of 15 (fifteen) days prior to the sale:

(1) A Unit consisting of-

(a) Section No. 28 as shown and more fully described on Sectional Plan No. SS516/2008 in the scheme known as ROODEZICHT, in respect of the land and building or buildings situate at BURGUNDY, IN THE CITY OF CAPE TOWN, of which section the floor area, according to the said sectional plan, is 65 (sixty five) square metres in extent; and

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

Held by Sectional Deed of Transfer No. ST2992/2017

Situated at Unit 28, Roodezicht, 2 Sauvignon Road, Burgundy Estate

The property is improved as follows, though in this respect nothing is guaranteed:

2 Bedrooms, Bathroom, Kitchen, Lounge

1. This sale is a sale in execution in pursuant to a judgment obtained in the above Honourable Court against the defendant for money owing to the plaintiff, and in accordance with the Consumer Protection Act 68 of 2008, as amended.

2. The Rules of the auction is available 24 hours before the auction which can be inspected at the office of the Sheriff of the Court at the abovementioned address and the auction will be conducted by the sheriff or his deputy.

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

- a) In accordance with the Directive of the Consumer Protection Act
- b) FICA-legislation requirements: proof of ID and residential address
- c) Payment of registration of R 50 000.00 in cash (refundable)
- d) Registration conditions

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

5. The purchaser shall in addition to the sheriff's commission, which is 6% (six per cent) on the first R 100 000.00 of the proceeds of the sale, 3.5% (three comma five per cent) on R 100 001.00 to R 400 000.00, and 1.5% on the balance thereof, subject to a maximum commission of R 40 000.00 total plus VAT and a minimum of R 3 000.00 plus VAT, pay a deposit of 10% (ten per cent) of the purchase price in cash or bank guarantee cheque or EFT into the sheriff's trust account immediately upon closing of the bid and the balance against transfer which shall be secured by a financial institution or building society guarantee in a form acceptable to the execution creditor's attorneys, which guarantee shall be delivered by the purchaser to the sheriff within 15 (fifteen) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for in the conditions of sale.

Dated at Cape Town, 2024-01-26.

Attorneys for Plaintiff(s): KG Druker & Associates Inc, 19th Floor, SA Reserve Bank Building, 60 St George's Mall, Cape Town. Telephone: (021) 423 5060. Fax: (021) 423 5099. Attorney Ref: FRB1/0278.

**Case No: 10910/22**

**Docex: 2, Pietermaritzburg**

IN THE HIGH COURT OF SOUTH AFRICA

(KwaZulu-Natal Division, Pietermaritzburg)

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and HENRIETTA IRENE ZUNGU, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, THE SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In execution of a judgment of the High Court of South Africa, KwaZulu-Natal Division, Pietermaritzburg in the abovementioned suit, a sale with a reserve price of R870 000.00 will be held by the SHERIFF PINETOWN at 18 SUZUKA ROAD, WESTMEAD, PINETOWN, and will be put up for auction on WEDNESDAY, 27 MARCH 2024 at 10H00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF PINETOWN during office hours.

CERTAIN:

(a) ERF 2594 WESTVILLE (EXTENSION NO. 23), REGISTRATIION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2 143 (TWO THOUSAND ONE HUNDRED AND FORTY THREE) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T37033/93.

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

(ETHEKWINI MAGISTERIAL DISTRICT)

STREET ADDRESS: 32 FYFE AVENUE, WESTVILLE, KWAZULU-NATAL

Improvements: IT IS A DOUBLE STOREY BRICK HOUSE WITH BRICK WALLS WITH TILED ROOF, ALUMINIUM WINDOWS, AND PORCELAIN TILED FLOORING CONSISTING OF:

1 x Entrance Hall; 1 x Lounge; 1 x Dining Room; 1 x Kitchen with Built-in units with fitted appliances; 5 x Bedrooms with Vinyl Flooring and carpet; 2 x Bathrooms with ceramic tiled flooring; 1 x Balcony with concrete flooring; 1 x Additional Entertainment Area on the upper level with porcelain flooring; Boundary Wall with Brick Walling.

OUTBUILDING: 1 x 2 Garages with concrete flooring.

1 X SINGLE STOREY COTTAGE/FLAT WITH BRICK WALLS WITH CONCRETE ROOF AND ALUMINIUM WINDOWS AND CERAMIC TILED FLOORING CONSISTING OF :

1 x Lounge; 1 x Kitchen; 2 x Bedrooms; 1 x Bathroom.

The property is zoned residential

**MATERIAL CONDITIONS OF SALE:**

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 to the Sheriff a deposit of (10%) of the purchase price in cash or electronic transfer at the time of the sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the High Court, PINETOWN, at 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

**TAKE FURTHER NOTICE THAT:**

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINEOTN.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 Payment of registration deposit of R15 000.00 in cash;
  - 3.4 Registration conditions.
  - 3.5 The conditions shall lie for inspection at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior the date of sale;
  - 3.6 The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
  - 3.7 Advertising costs at current publication rates and sale costs according to court rules apply.

Dated at 1, 2024-02-26.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Telephone: (033) 3928000. Fax: 0866761831. Attorney Ref: A A van Lingen/jl/08S398496.

**Case No: KZNPMBRC1300202**

**Docex: 2, Pietermaritzburg**

**IN THE MAGISTRATE'S COURT FOR**

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Plaintiff and MOHAMED AZIM SHEIK, 1<sup>st</sup>  
Defendant and FARZANA SHEIK, 2<sup>nd</sup> Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-22, 11:00, SHERIFF'S OFFICE, 397 LANGALIBABELE STREET, PIETERMARITZBURG**

In pursuance of a judgment granted in the above action, the immovable property listed hereunder will be sold in execution on the 22nd MARCH 2024 at 11H00 at the SHERIFF'S OFFICE, 397 LANGALIBABELE STREET, PIETERMARITZBURG.

**DESCRIPTION OF PROPERTY:**

ERF 12 NORTHDAL, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 372 (Three Hundred and Seventy Two) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T34309/2010 under Indemnity Bond No. B22048/2010

**STREET ADDRESS: 52 PRIMROSE ROAD, NORTHDAL, PIETERMARITZBURG, KWAZULU-NATAL**

Improvements: It is a single storey concrete block house under asbestos sheeting roof with aluminium windows and ceramic tiled flooring, consisting of:

1 x Lounge; 1 x Kitchen; 2 x Bedrooms; 1 x Bathroom.

**OUTBUILDING:**

Single Story concrete block cottage/flat with corrugated iron roof with steel windows and ceramic tiled flooring consisting of:

1 x Lounge; 1 x Kitchen; 2 x Bedrooms; 1 x Bathroom.

**ZONING: Residential area.**

**NOTHING IN THE ABOVE IS GUARANTEED.**

**MATERIAL CONDITIONS OF SALE**

The Purchaser shall pay ten per cent (10%) of the purchase price in cash or bank guaranteed cheques at the time of sale and the balance shall be paid or secured by a Bank guarantee approved by the Execution Creditor's Attorneys, to be furnished to the Sheriff of the Magistrate's Court, at 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal, within twenty one (21) days of the date of sale. The full Conditions of Sale may be inspected at the offices of the Sheriff of the Magistrate's Court at 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal 15 days prior to the date of sale.

**TAKE FURTHER NOTICE THAT :**

1. The sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The Rules of this auction and a full advertisement are available 24 hours prior to the auction at the office of the Sheriff of the Magistrate's Court, 397 Langalibalele Street, Pietermaritzburg, KwaZulu-Natal.
3. Registration as a buyer is a pre-requisite subject to the specific conditions, inter alia:
  - 3.1 Directive of the Consumer Protection Act 68 of 2008 (URL <http://info.gov.za/view/DownloadFileAction?id=99961>);
  - 3.2 Fica - legislation in respect of proof of identity and address particulars;
  - 3.3 Payment of registration deposit of R15 000.00 in cash;
  - 3.4 Registration conditions.

The office of the Sheriff for the Magistrate's Court Pietermaritzburg, will conduct the sale with auctioneer Sheriff S R Zondi and/or his deputy Mrs T Du Preez.

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

Dated at PIETERMARITZBURG, 2024-02-20.

Attorneys for Plaintiff(s): Randles Inc., Level 2, Mahogany Court, Redlands Estate, 1 George Macfarlane Lane, Wembley, Pietermaritzburg. Telephone: (033)3928000. Fax: 0866761831. Attorney Ref: A A van Lingen/jl/08S398368.

**Case No: 21484/2017**

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

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, Plaintiff and BALISE CYNTHIA JIKOLO, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-19, 11:00, The Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River**

In pursuance of a judgment dated 12 March 2018 and 29 May 2020 of the above Honourable Court and an attachment in execution, the Defendant's property described below will be sold by the sheriff, being Mr F van Greunen or the Deputy on duty, at The Sheriff's Office, Unit B5, Coleman Business Park, Coleman Street, Elsies River, by public auction on 19 March 2023 at 11h00 and with a reserve in the amount of R350 000,00:

Erf 3828 Langa, situate in the City of Cape Town, Division Cape, Province of the Western Cape, in extent 294 (Two Hundred and Ninety Four) square metres, held by Deed of Transfer No. TT37717/2001 & T53557/2004, which property is situated at 5 PW Mama Way, Langa, situated in the Magisterial District of Cape Town.

Description of Property: consisting of 3 bedrooms, 2 bathrooms, 1 kitchen and 1 lounge and FLATLET with 2 bedrooms and 1 bathroom. The description of the property is not guaranteed or warranted.

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

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

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

- a) Directive of the Consumer Protection Act 68 of 2008 (<http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- b) Fica - legislation i.r.o. proof of identity and address particulars



c) Payment of a Registration Fee of R15,000.00 (refundable) in cash

d) Registration Condition.

Dated at Gqeberha, 2024-02-19.

Attorneys for Plaintiff(s): Pagdens Attorneys, Pagdens Court, 18 Castle Hill, Central, Gqeberha. Telephone: 0415027221. Fax: 0415852239. Attorney Ref: Karen van der Watt. Attorney Acct: STA269/0118.

**Case No: 22700/2021**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Nedbank Limited, Plaintiff and Mrs Nomalungelo Innocentia Khanya The Executrix On Behalf Of Estate Late Phindile Membrey Ziqubu**

**Zenzo Khanye, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 14:00, UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18TH MAY 2023 in terms of which the following property will be sold in execution on 20TH MARCH 2024, at 14H00pm at, ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH to the highest bidder with reserve price set in the amount of R 400 000.00.

Full Conditions of Sale can be inspected at the offices of ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: ERF 1353 MALVERN TOWNSHIP, REGISTRATION DIVISION I.R PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METER, HELD BY DEED OF TRANSFER NO T 017372/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

SITUATED AT: 89 PERSIMON STREET, MALVERN, JOHANNESBURG, 2094.

REGISTRATION DIVISION: I.R., GAUTENG.

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METERS.

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER:

T017372/07.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUILDING

THE PROPERTY IS ZONED: RESIDENTIAL

1 X 1 KITCHEN.

1 X 1 LOUNGE.

1 X 1 BATHROOMS.

3 X 1 BEDROOMS.

1 X 1 TOILET.

CONDITION: GOOD

STOREY: SINGLE

CONSTRUCTION WALLS: BRICK

ROOF: CORRUGATED IRON

FLOORS: N/A

. The highest bid obtained will then serve as the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH prior to the Sale.

DATED at BENONI on this 20TH day of FEBRUARY 2024.

Attorneys of Plaintiff(s), BHAM & DAHYA, NO 6 LAKEVIEW PLACE, KLEINFONTEIN LAKE, BENONI, TEL: (011) 422 5380. FAX: (011) 421 3185. REF: MR DAHYA/ NED/0170. C/O IDA ISMAIL & DAHYA ATTORNEYS, 57 3RD AVENUE, MAYFAIR, JOHANNESBURG, 2092.

Dated at BENONI, 2024-02-27.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Telephone: 0171100362. Attorney Ref: NED/0170. Attorney Acct: 8145184964101.

**Case No: 21436/2021**

**Docex: DOCEX 12, JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTERIAL DISTRICT OF JOHANNESBURG CENTRAL HELD AT JOHANNESBURG)

**In the matter between: ROCKET HEIGHTS BODY CORPORATE, Applicant and CYNTHIA SINDY KUNENE (ID NR: 940911 0105 08 1), First Respondent, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, Second Respondent and FIRSTRAND BANK LIMITED, Third Respondent**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 14H00, Sheriff Johannesburg East, 61 Van Riebeeck Street, Alberton**

IN EXECUTION of a judgment granted on 16 MARCH 2022 in the above Honourable Court in the above action, a sale will be held at the office of the Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON on WEDNESDAY 20 MARCH 2024 at 14H00 of the undermentioned property of the First Respondent on the conditions which will lie for inspection at the offices of the Sheriff JOHANNESBURG EAST at 61 VAN RIEBEECK STREET, ALBERTON, subject to a reserve price of R480,000.00 (FOUR HUNDRED AND EIGHTY THOUSAND RAND). The Property: UNIT / SECTION 18 (DOOR NR. 19) as shown and more fully described on SECTIONAL PLAN NO SS 100/2000 in the scheme known as ROCKET HEIGHTS in respect of the land and building or buildings situated at TROYEVILLE TOWNSHIP, LOCAL AUTHORITY CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan is 90 (NINETY) 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: ST24230/2017, situated at UNIT / SECTION 18 (DOOR NR. 19), ROCKET HEIGHTS, 5 WILHELMINA STREET, TROYEVILLE, Magisterial Court District, Johannesburg (NO WARRANTY IS GIVEN IN RESPECT OF THE PHYSICAL ADDRESS). The following information is furnished regarding the improvements, though in this regard nothing is guaranteed: RESIDENTIAL PROPERTY CONSISTING OF: IMPROVEMENTS: BRICK WALLS, CORRUGATED IRON ROOF, LOUNGE, 2X BEDROOMS, 1X KITCHEN, 1X BATHROOM (BATH), 1X TOILET BOUNDARY FENCE WITH PALISADE. THE NATURE, EXTENT, CONDITION AND EXISTENCE OF THE IMPROVEMENTS ARE NOT GUARANTEED 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. A deposit of 10% of the purchase price shall be payable 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 the approved by the Applicant's Attorney, which shall be furnished to the Sheriff within 21 days after the date of sale.

Dated at Johannesburg, 2024-02-19.

Attorneys for Plaintiff(s): Jurgens Bekker Attorneys, 22 Plantation Road, Oriel, Bedfordview. Telephone: (011) 622-5472/5445. Fax: (011) 622-5482. Attorney Ref: W Lottering-Cordier/M1990/SB4394.

Case No: 65141/2023

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**In the matter between: Firststrand Bank Limited, Applicant and Mamila Khoza, ID: 9105240574085, 1st Respondent and City of Ekurhuleni Metropolitan Municipality, 2nd Respondent**

## NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:00, Sheriff's Office Springs, 99 - 8th Street, Springs**

The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the First Respondent for money owing to the Applicant, obtained in the above Honourable Court, in the suit, with a reserve price of R1 300 000.00 to the highest bidder, will be held AT THE OFFICE OF THE SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS on 27 March 2024 at 11:00AM of the undermentioned property of the Respondents on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: ERF 684 SELCOURT TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG  
MEASURING 1983 SQUARE METRES

HELD BY DEED OF TRANSFER NO. T17754/2022

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Situated: 8 Lonely Road, Erf 684, Selcourt, Springs, 1475

Zoned: RESIDENTIAL

The property consists of MAIN DWELLING WITH ENTRANCE HALL, LOUNGE, DINING ROOM, FAMILY ROOM, STUDY, KITCHEN, SCULLERY, 3 BEDROOMS, 2 BATHROOMS, SHOWER, 2 TOILETS, DRESSING ROOM AND OUTBUILDING CONSISTING OF 2 GARAGES, 2 CARPORTS, LAUNRY, STOREROOM, BATHROOM/TOILET, THATCHED LAPA AND ENTERTAINMENT ROOM AND SECOND DWELLING WITH LOUNGE, KITCHEN, BATHROOM AND TOILET AND ENTERTAINMENT ROOM. The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold "voetstoots".

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

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

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

4. The rules of auction are available 24 hours prior to the auction at the OFFICE OF THE SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS. The office of the SHERIFF SPRINGS will conduct the sale.

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

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

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

(c) Payment of a refundable registration fee in the amount of R10 000.00 is payable prior to the commencement of the auction in order to obtain a buyer's card.

(d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the OFFICE OF THE SHERIFF SPRINGS, 99 - 8TH STREET, SPRINGS.

Dated at PRETORIA, 2024-01-15.

Attorneys for Plaintiff(s): RWL INC., Block C, Equity Park, 257 Brooklyn Road, Brooklyn, Pretoria. Telephone: 012 362 8990. Attorney Ref: MAT17134 R VAN DEN BURG LVDW.

Case No: 2046/2023

IN THE HIGH COURT OF SOUTH AFRICA

(Free State Division, Bloemfontein)

**In the matter between: FirstRand Bank Limited, Plaintiff and Paul Ross Smith, 1<sup>st</sup> Defendant and Candice Smith, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, THE SHERIFF'S OFFICE, PHILSONIA FLAT NR 4, 65 BREE STREET, PARYS, FREE STATE 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 R2 400 000.00 (two million four hundred thousand rand), by the SHERIFF PARYS on 27 MARCH 2024 at 10:00 of the following property:

A Unit consisting of:

(a) Section Number 20 as shown and more fully described on Sectional Plant Number SS29/2016 in the scheme known as COTE DE VAL in respect of the land and building or buildings situate at PORTION 9 OF THE FARM ERINA 212, DISTRICT PARYS, PROVINCE FREE STATE of which section the floor area, according to the said sectional plan, is 332 (three hundred and thirty two) square metres in extent; and

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

HELD BY DEED OF TRANSFER NUMBER ST3158/2016

and

(c) An exclusive use area described as YARD Y20 measuring 863 (eight six three) square metres being as such part of the common property, comprising the land and the scheme known as COTE DE VAL in respect of the land and building or buildings situate at PORTION 9 OF THE FARM ERINA 212, DISTRICT PARYS, PROVINCE FREE STATE, as shown and more fully described on Sectional Plan Number SS29/2016.

HELD BY NOTARIAL DEED OF CESSION NUMBER SK152/2018

STREET ADDRESS: UNIT 20 COTE DE VAL COMPLEX, 9 OFF BOUNDARY ROAD, PARYS, FREE STATE PROVINCE situated in the PARYS MAGISTERIAL DISTRICT AND NGWATHE LOCAL MUNICIPALITY

PLACE OF SALE: The sale will take place at the SHERIFF'S OFFICE, PHILSONIA FLAT NR 4, 65 BREE STREET, PARYS, FREE STATE PROVINCE.

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

A DUPLEX GARDEN UNIT CONSTRUCTED OF BRICK WITH A TILE ROOF CONSISTING OF AN ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, SCULLERY, 4 BEDROOMS, 2 BATHROOMS, 4 SHOWERS, 5 WATER CLOSETS, DRESSING ROOM, 2 OUT GARAGES, A LAUNDRY, 2 OPEN BALCONIES AND A PATIO WITH BBQ

Zoned for residential purposes.

RULES OF THE AUCTION AND CONDITIONS AND CONDITIONS OF SALE: The Conditions of Sale will lie for inspection at the offices of the SHERIFF PARYS, PHILSONIA FLAT NR 4, 65 BREE STREET, PARYS, FREE STATE PROVINCE, where they may be inspected during normal office hours.

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

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

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

c) Prospective buyers have to register on the day of sale and pay a deposit of R10 000.00 which is refundable.

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

Dated at Pretoria, 2024-02-07.

Attorneys for Plaintiff(s): PDR ATTORNEYS INC, Hatfield Bridge Office Park, Corner Richard & Stanza Bopape (Church) Street, Hatfield, Pretoria C/O C/O HENDRE CONRADIE ATTORNEYS, 119 President Reitz Avenue, Westdene, Bloemfontein, Free state Province, Tel: (051) 506 2500. Telephone: 012 342 9895. Fax: 012 342 9790. Attorney Ref: JJ Strauss/ms/MAT12849.

Case No: 70230/2019

Docex: 172 Johannesburg

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Pretoria)

**In the matter between: FirstRand Bank Limited, Plaintiff and Patrick Tshepo Mokgatle, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 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 R220 000.00 (two hundred and twenty thousand rand), by the SHERIFF KRUGERSDORP on 26 MARCH 2024 at 10:00 of the following property:

A UNIT CONSISTING OF:

(a) SECTION NO. 64 (DOOR 64) as shown and more fully described on Sectional Plan No. SS165/2005 in the scheme known as VILLA ILLARIO in respect of the land and building or buildings situated at KENMARE Township, MOGALE CITY LOCAL 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 number ST10461/2016 and subject to such conditions as set out in the aforesaid deed of transfer.

STREET ADDRESS: SECTION 64 (DOOR 64) VILLA ILLARIO, TERENURE STREET, KENMARE, 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 UNIT LOCATED IN A LARGE COMPLEX. THE COMPLEX IS CONSTRUCTED OF BRICK WITH A TILED ROOF CONSISTING OF A LOUNGE, KITCHEN, 1 BEDROOM, 1 BATHROOM, 1 SHOWER, 1 WATER CLOSET AND 1 CARPORT

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, 2024-02-06.

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/MAT11198.

Case No: 22700/2021

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Nedbank Limited, Plaintiff and Mrs Nomalungelo Innocentia Khanya The Executrix On Behalf Of Estate Late Phindile Membrey Ziqubu, 1<sup>st</sup> Defendant and Zenzo Khanye, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 14:00, UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court dated the 18TH MAY 2023 in terms of which the following property will be sold in execution on 20TH MARCH 2024, at 14H00pm at, ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH to the highest bidder with reserve price set in the amount of R 400 000.00.

Full Conditions of Sale can be inspected at the offices of ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH the sheriff who will be holding the sale, and will also be read out by the Sheriff prior to the sale in execution.

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

CERTAIN: ERF 1353 MALVERN TOWNSHIP, REGISTRATION DIVISION I.R PROVINCE OF GAUTENG, MEASURING 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METER, HELD BY DEED OF TRANSFER NO T 017372/07, SUBJECT TO THE CONDITIONS THEREIN CONTAINED.

SITUATED AT: 89 PERSIMON STREET, MALVERN, JOHANNESBURG, 2094., REGISTRATION DIVISION: I.R., GAUTENG.

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METERS.

AS HELD BY THE DEFENDANT UNDER DEED OF TRANSFER NUMBER: T017372/07.

The following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard:

IMPROVEMENTS: MAIN BUILDING

THE PROPERTY IS ZONED: RESIDENTIAL

1 X 1 KITCHEN.

1 X 1 LOUNGE.

1 X 1 BATHROOMS.

3 X 1 BEDROOMS.

1 X 1 TOILET.

CONDITION: GOOD

STOREY: SINGLE

CONSTRUCTION WALLS: BRICK

ROOF: CORRUGATED IRON

FLOORS: N/A

The highest bid obtained will then serve as the Defendant(s)/Execution Debtor(s) on conditions of which will lie for inspection at the offices of the ACTING SHERIFF JOHANNESBURG EAST HL: UNIT 7 & 8, 61 VAN RIEBEEK STREET, ALBERTON NORTH prior to the Sale.

DATED at BENONI on this 20TH day of FEBRUARY 2024.

Attorneys of Plaintiff(s), BHAM & DAHYA, NO 6 LAKEVIEW PLACE, KLEINFONTEIN LAKE, BENONI. TEL: (011) 422 5380. FAX: (011) 421 3185. REF: MR DAHYA/ NED/0170, C/O IDA ISMAIL & DAHYA ATTORNEYS, 57 3RD AVENUE, MAYFAIR, JOHANNESBURG, 2092.

Dated at BENONI, 2024-02-27.

Attorneys for Plaintiff(s): Bham and Dahya Attorneys, Number 6 Lakeside Place Kleinfontein Lake Benoni. Telephone: 0171100362. Attorney Ref: NED/0170. Attorney Acct: 8145184964101.

**Case No: 059235/2022**

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

**In the matter between: CASA BLANCA BODY CORPORATE - Execution Creditor and JOHANNES MDUDUZI MBHELE - 1st Execution Debtor, ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD - 2nd Execution Debtor and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY - 3rd Execution Debtor**

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

**2024-03-26, 11:00, Sheriff Halfway House Alexandra - 614 James Crescent, Halfway House**

In PURSUANCE of judgment in the Magistrate's Court for the District of Johannesburg North and a Writ of Attachment dated 16th March 2023, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 26th day of March 2024 at Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, at 11:00 to the highest bidder, without reserve.

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

**PROPERTY:**

1. UNIT 5, in the scheme known as CASA BLANCA, WITH SCHEME NUMBER 121/1998, under Title Deed ST 50100/2021, which is better known as UNIT 5, CASA BLANCA, CNR VAN HEERDEN & 7TH AVE, HALFWAY GARDENS, MIDRAND, 1685 in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional 124 (One Hundred and Twenty-Four square meters) in extent; and

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

3. Held by Deed of Transfer ST 50100/2021

ALSO KNOWN AS: 5 CASA BLANCA, CNR VAN HEERDEN & 7TH AVE, HALFWAY GARDENS, MIDRAND, 1685.

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

The property comprising of:

Lounge, kitchen, dining room, 2 bedrooms, 2 bathrooms, garage.

**THE CONDITIONS OF SALE**

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

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

Dated at Roodepoort, 2024-02-06.

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: CAS4/0007.

**Case No: 2022/059424**

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

**In the matter between: YORK TOWERS BODY CORPORATE - Execution Creditor and PATIENCE FUNGAI MUNENO, FIRST EXECUTION DEBTOR, NEDBANK LTD, SECOND EXECUTION DEBTOR, CITY OF JOHANNESBURG, THIRD EXECUTION DEBTOR and METROPOLITAN MUNICIPALITY, FOURTH EXECUTION DEBTOR**

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

**2024-03-25, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg**

In PURSUANCE of judgment in the Johannesburg High Court and a Warrant of Execution dated 15th May 2023, the property listed below will be sold in execution by the Sheriff Johannesburg Central, on the 25th of March 2024 at 21 Hubert Street, Johannesburg at 10:00 am.

Take further note that:

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

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

**PROPERTY:**

1. Section no.4, in the scheme known as York Towers, with scheme number SS166/1983, under Title Deed ST14553/2008, which is better known as Unit 4, York Towers, 70 Hillbrow Street, Berea in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 141(One Hundred and Forty-One square meters) sqm. in extent; and

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

**3. Held by Deed of Transfer ST14553/2008**

ALSO KNOWN AS: Unit 4, York Towers, 70 Hillbrow Street, Berea, Johannesburg.

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

The property comprising of:

1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Lounge & Carport

**THE CONDITIONS OF SALE**

The refundable registration fee in the amount R 50 000.00 is payable by EFT prior to the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank guaranteed to be furnished to the sheriff of the court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, 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 Johannesburg Central at 21 Hubert Street, Johannesburg.

Dated at Roodepoort, 2024-01-23.

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: YOR1/0004.

**Case No: 16806/2019**

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

**In the matter between: YORK TOWERS BODY CORPORATE - Execution Creditor and BIBICHE MUKEBWA SIKUZANI, FIRST EXECUTION DEBTOR and CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, SECOND EXECUTION DEBTOR**

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

**2024-03-25, 10:00, SHERIFF JOHANNESBURG CENTRAL at 21 Hubert Street, Johannesburg**

In PURSUANCE of judgment in the Johannesburg Magistrate's Court and a Warrant of Execution dated 28 July 2023, the property listed below will be sold in execution by the Sheriff Johannesburg Central, on the 25th March 2024 at Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, at 10:00am without reserve to the highest bidder.

**PROPERTY:**

1. Section no. 15 (Door 35), in the scheme known as YORK TOWERS, with scheme number SS166/1983, under Title Deed ST19038/2012, which is better known as Unit 15 (Door 35) York Towers Body Corporate, 70 Hillbrow Street, Berea in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional plan 162 (One Hundred and Sixty-Two square meters) sqm. in extent; and

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

**3. Held by Deed of Transfer ST19038/2012**

ALSO KNOWN AS: Unit 15 (Door 35) York Towers Body Corporate, 70 Hillbrow Street, Berea.

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

The property comprising of: 1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Lounge & Carport

**THE CONDITIONS OF SALE**

The refundable registration fee in the amount R 50 000.00 is payable by EFT prior to the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank guaranteed to be furnished to the sheriff of the court, Sheriff Johannesburg Central at 21 Hubert Street, Johannesburg, 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 Johannesburg Central at 21 Hubert Street, Johannesburg.

Dated at Roodepoort, 2024-01-23.

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: YOR1/0009.



Case No: 10042/2017

## IN THE MAGISTRATE'S COURT FOR

(The District of Johannesburg Central held at Johannesburg)

**In the matter between: LINRIDGE BODY CORPORATE, Plaintiff and GOVINDASAMY KESEVAN (Identity Number: 6906175202086), 1<sup>st</sup> Defendant and VADIVELU ANOOSHA (Identity Number: 7911050154088), 2<sup>nd</sup> Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 14H00, Acting Sheriff Johannesburg East, 61 Van Rebeeck Street, Alberton**

In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 20th day of March 2024 by the Acting Sheriff Johannesburg East at 61 Van Rebeeck Street, Alberton, at 14h00 to the highest bidder:

A unit consisting of -

CERTAIN: UNIT/ SECTION No. 59 (Door No. 47) as shown and more fully described on Sectional Plan SS. 93/1997 in the scheme known as LINRIDGE in respect of the land and building or buildings situate at LINRIDGE, LINMEYER EXTENSION 2, Local Authority: City of Ekurhuleni Metropolitan Municipality, of which section the floor, according to the said Sectional Plan, is 43 (forty three) SQUARE METRES in extent; and

an undivided share of the common property apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan held by Deed of Transfer No. ST16432/2007

MEASURING: 43 (FORTY THREE) SQUARE METRES

HELD BY: CERTIFICATE OF SECTIONAL TITLE ST. ST16432/2007;

ZONED: RESIDENTIAL

SITUATE AT: Unit no. 59 (Door no. 47) Linridge, Cnr of Tosca and Diedericks Street, Linmeyer Ext 2

DESCRIPTION: THE UNIT CONSISTS OF TWO BEDROOMS, ONE BATHROOM, ONE LOUNGE, ONE KITCHEN, 1 UNDER COVER PARKING AND IS A GROUND FLOOR UNIT WITH EXCLUSIVE USE GARDEN.

## TERMS :

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

2. The purchase price shall be paid as follows:

10% (ten percent) deposit of the purchase price in cash on the day of sale, immediate internet bank transfer into the sheriff's trust account or bank guaranteed cheque immediately on the property being knocked down to the purchaser and the balance of the purchase price together with interest thereupon at the rate of 10.5% per annum from date of signature hereof, subject to variation in terms of the rates charged by the Bondholder from time to time, reckoned from the date of sale, shall be paid in full or secured by means of a suitable bank guarantee issued by a financial institution acceptable to the plaintiff, within 21 (twenty-one) calendar days from the date of the sale (signature hereof), and furnished to the Sheriff.

3. The Plaintiff is amenable to negotiating a settlement discount on the outstanding levy account with the Purchaser of the property.

4. Further note of the following:

a) The Rules of this auction and a full advertisement is available 24 hours before the auction, at the office of the sheriff for Acting Sheriff Johannesburg East;

b) Registration as a buyer is a pre-requisite, subject to the following:

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

ii. FICA - legislation i.t.o. proof of identity and address particulars.

iii. 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.

iv. No person will be allowed on the premises if they are not registered for FICA and CPA.

## CONDITIONS :

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

a) 6% (SIX PERCENT) on the first R 100 000 (ONE HUNDRED THOUSAND RAND), 3,5% (THREE COMMA FIVE PERCENT) on R 100 000.01 (ONE HUNDRED THOUSAND RAND AND ONE CENT) to R 400 000.00 (FOUR HUNDRED THOUSAND RAND) and 1.5% (ONE COMMA FIVE PERCENT) on the balance of the proceeds of the sale, subject to a maximum commission of R 400 000.00 (FOUR HUNDRED THOUSAND RAND) plus VAT if applicable in total and a minimum of R3 000.00 (THREE THOUSAND RAND) plus VAT - if applicable.

b) The full Conditions of Sale may be inspected at the offices of the Acting Sheriff of the Magistrate's Court, Johannesburg East at 61 Van Rebeeck Street, Alberton.

Dated at Johannesburg, 2024-02-27.

Attorneys for Plaintiff(s): Kramer Attorneys, Glenstar House, Corner Queen Square and Northfield Avenue, Glenhazel. Telephone: 087 238 1856. Fax: 086 550 1918. Attorney Ref: LND0047A.

**Case No: 3068/2022**

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

**In the matter between: NEDBANK LIMITED (Plaintiff) and BONGANI MZIMELI (Defendant)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-26, 11:00, at the sheriff's offices, Unit B5, Coleman Business Park, Coleman Street, Elsies River**

In pursuance of a judgment granted by the above honourable court dated 19 MAY 2023, the undermentioned immovable property will be sold in execution on TUESDAY, 26 MARCH 2024 at 11:00 at the sheriff's office Unit B5, Coleman Business Park, Coleman Street, Elsies River, Western Cape, to the highest bidder subject to a reserve price of R560 000.00; also subject to the following and further conditions which will be read out by the sheriff at the sale: Erf 7699 Matroosfontein, in the City of Cape Town, Division Cape, Western Cape Province, situated at 15 Downing Link Street, Montana, Matroosfontein Western Cape; in extent 199 square meters; held by Deed of Transfer No. T8187/2020. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 3 bedrooms, bathroom and septate toilet, kitchen and lounge / dining room. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full conditions lie for inspection at the offices of the sheriff for the High Court, Goodwood. (Ref. J Esterhuizen; tel. 021 592 0140).

Dated at TYGER VALLEY, 2024-02-22.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijger Park 5, off Willie van Schoor Drive, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/LS/N2624.

**14665/2022Case No:**

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

**In the matter between NEDBANK LIMITED (Plaintiff) and B and M Garage Bredasdorp CC (First Defendant), Dawid Josephus Steenkamp (Second Defendant), Johanna Adriana Steenkamp (Third Defendant), Dawid Josephus Steenkamp N.O. and Dorethea Steenkamp N.O. as trustees of the Dawid Steenkamp & Seun Trust with registration number IT1591/04 (Fourth and Fifth Defendants)**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 11:00, at the premises 2E Conica Street, Dana Bay, Western Cape**

In pursuance of a judgment granted by the above honourable court dated 18 JULY 2023, the undermentioned immovable property will be sold in execution on WEDNESDAY, 20 MARCH 2024 at 11:00 at the premises 2E Conica Street, Dana Bay, Western Cape, to the highest bidder subject to a reserve price of R1 775 000.00; also subject to the following and further conditions which will be read out by the sheriff at the sale: A Unit consisting of: (a) Section 1 as shown and more fully described on Sectional Plan SS213/2018 in the scheme known as DUET ERF 15115 in respect of the land and building or buildings situated at MOSSEL BAY, IN THE MUNICIPALITY AND DIVISION MOSSEL BAY, of which section the floor area according to the said sectional plan is 313 (Three Hundred and Thirteen) square metres in extent; and (b) an undivided share in and to the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by Deed of Transfer No. ST13325/2018. Description: The following information is supplied, but nothing is guaranteed: The property is improved and consists of a dwelling with 3 bedrooms, 2 bathrooms, open plan kitchen / lounge and double garage. Conditions of payment: Ten percent (10%) of the purchase price plus all sheriff's commission must be paid in cash immediately after the sale. The balance is payable against transfer and must be guaranteed by a bank guarantee approved by Plaintiff's Attorneys, which guarantee must be handed to them within 21 days after the date of sale. Conditions of sale: The full

conditions lie for inspection at the offices of the sheriff for the High Court, Mossel Bay. (Ref. S Du Toit; tel. 044 690 3143).

Dated at TYGER VALLEY, 2024-02-22.

Attorneys for Plaintiff(s): FOURIE BASSON & VELDTMAN, Tijger Park 5, off Willie van Schoor Drive, Tyger Valley. Telephone: (021) 929 2600. Fax: (021) 914 6600. Attorney Ref: JF/LS/N2666.

**Case No: 36303/2020**

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

**In the matter between: NEDBANK LIMITED, Plaintiff and ANTON BARDO, 1<sup>st</sup> Defendant & RAHEEL NATASHA BARDO (FORMELY EDWARDS), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 11:00, Sheriff of the High Court - Pretoria North East at 102 PARKER STREET, RIVIERA, PRETORIA**

TAKE NOTICE THAT on the instructions of Stegmanns Attorneys (Ref: DEB8749), Tel: 0861333402 - ERF 3895 EERSTERUST EXT 6, EERSTERUST EXTENSION 6, REGISTRATION DIVISION J.R, GAUTENG PROVINCE, CITY OF TSHWANE METROPOLITAN MUNICIPALITY - Measuring 495 square metres - situated at 441 SOUTH FIELDS AVENUE, EERSTERUST EXT 6, PRETORIA - Improvements - Nothing is guaranteed and/or no warranty is given in respect thereof) ("VOETSTOOTS"): LOUNGE, 3 BEDROOMS, KITCHEN, TOILET, BATHROOM, CARPORT - (particulars are not guaranteed) will be sold in Execution to the highest bidder, subject to a Court's reserve price, on 28/03/2024 at 11:00 by Sheriff of the High Court - Pretoria North East at 102 PARKER STREET, RIVIERA, PRETORIA. Conditions of sale may be inspected at Sheriff of the High Court - Pretoria North East at 102 Parker Street, Riviera. 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, 2024-01-25.

Attorneys for Plaintiff(s): Stegmanns Inc., 379 Lynnwood Road, Menlo Park, Pretoria. Telephone: 0861333402. Fax: 0866863903. Attorney Ref: DEB8749.

**Case No: 3543/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and JOHAN MEY, ID: 760128 5093 08 2, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, FRONT OF THE MAGISTRATE COURT at 20 JAN VAN RIEBEECK STREET, ERMELO**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 12 June 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Acting Sheriff of the High Court ERMELO/BREYTEN, on the 28 March 2024 at 10:00 IN FRONT OF THE MAGISTRATE COURT at 20 JAN VAN RIEBEECK STREET, ERMELO subject to a reserve price of R845 210.85: CERTAIN: PORTION 4 OF ERF 531 ERMELO TOWNSHIP; REGISTRATION DIVISION I.T.; THE PROVINCE OF MPUMALANGA; In extent 1525 (ONE THOUSAND FIVE HUNDRED AND TWENTY FIVE) Square metres; HELD BY DEED OF TRANSFER NUMBER T10465/2010 SUBJECT

TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER ("the Property"); also known as 5 A BUHRMAN STREET, ERMELO the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: MAIN DWELLING: 4 X BEDROOMS 2 X BATHROOMS 1 X LOUNGE 1 X DINING ROOM 1 X KITCHEN - OUTBUILDINGS: 2 X GARAGES 1X ENTERTAINMENT AREA - FLATLET: 1 X BEDROOM 1 X BATHROOM. The Purchaser should pay a deposit of 10% of the purchase price and also the Acting Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Acting Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Acting Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Acting Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Acting Sheriff of ERMELO/BREYTEN at 9 JAN VAN RIEBEECK STREET, ERMELO. The Acting Sheriff ERMELO/BREYTEN, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R10 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Acting Sheriff ERMELO/BREYTEN during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2024-02-02.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S13119.

**Case No: 2259/2020**

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and RIKUS HUGO BEUKES, ID: 650721 5110 08 9, 1st Defendant GERBRECHT CATHARINA BEUKES, ID: 660818 0011 08 6, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 11:00, 63 RINNIE AVENUE, SUNDRA, VICTOR KHANYE**

**NOTICE OF SALE FOR GOVERNMENT GAZETTE:**

Pursuant to a Judgment granted by this Honourable Court on 11 July 2022, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, DELMAS on the on the 27 March 2024, at 11:00 at the Sheriff's office, 63 RENNIE AVENUE, SUNDRA, VICTOR KHANYE, subject to a reserve price R500 000.00: CERTAIN: (1) A unit consisting of: (a) Section No.1 as shown and more fully described on Sectional Plan no. SS41/85, in the scheme known as MARLIZE in respect of the land and building or buildings situate at ERF 9 DELMAS TOWNSHIP; Local Authority: DELMAS of which section the floor area, according to the said Sectional Plan is 136 (one hundred and thirty six) square metres in extent; and (b) an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by DEED OF TRANSFER NO. ST335092/2007 also known as 1 MARLIZE WOONSTELLE, 5DE STRAAT, DELMAS the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 3 X BEDROOMS 1 X LOUNGE 1 X KITCHEN 1 X BATHROOM SEPERATE TIOLET AND SINGEL GARAGE. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of DELMAS at 63 RENNIE AVENUE, SUNDRA, VICTOR KHANYE - 24 hours prior to the auction.. The Sheriff DELMAS, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia: a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>) b) FICA - legislation iro proof of identity and address particulars. c) Payment of a Registration Fee of R10 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff DELMAS during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2024-02-01.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S12773.

**Case No: 2022/1317**  
**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 Pinto Omonge Kidige, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 James Crescent, Halfway House**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 14 MARCH 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 HALFWAY HOUSE on 26 MARCH 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, to the highest bidder without reserve:

CERTAIN: PORTION 2 OF ERF 769 BLUE HILLS EXTENSION 11 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG;

MEASURING: 6012 (SIX THOUSAND AND TWELVE) SQUARE METRES;

HELD: Under Deed of Transfer T57138/2020;

SITUATE AT: 26 STARLING CIRCLE, BLUE HILLS EQUESTRIAN ESTATE, BLUE HILLS EXTENSION 11, MIDRAND

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 26 STARLING CIRCLE, BLUE HILLS EQUESTRIAN ESTATE, BLUE HILLS EXTENSION 11, MIDRAND consists of: LARGE VACANT STAND (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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE. The SHERIFF HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, during normal office hours Monday to Friday, Tel: 087 330 1074, 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/MAT42124).

Dated at JOHANNESBURG, 2024-02-05.

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/MAT42124.

Case No: 2021/20158  
Docex: DOCEX 125, JHB

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

**In the matter between: Absa Bank Limited, 1st Plaintiff, Absa Home Loans Guarantee Company (RF) Pty Ltd,  
2nd Plaintiff and Zainoonisha Smerelda Oliphant, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 11:00, 99-8TH, Springs**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 05 OCTOBER 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SPRINGS on 27 MARCH 2024 at 11:00 at 99 - 8TH, SPRINGS, or by way of online to the highest bidder with a reserve price of R1 470 000.00.

CERTAIN: ERF 16 PRESIDENTSDAM EXTENSION 1 TOWNSHIP, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG;

MEASURING: 1 508 (ONE THOUSAND FIVE HUNDRED AND EIGHT) SQUARE METRES;

HELD: Under Deed of Transfer T46750/2019;

SITUATE AT: 13 SWAN PLACE, PRESIDENTSDAM EXT 1, SPRINGS

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 13 SWAN PLACE, PRESIDENTSDAM EXT 1, SPRINGS consists of: Lounge, Family Room, Dining Room, Study, 4 x Bathrooms, 1 Master Bedroom, 3 x Bedrooms, Kitchen, Laundry Room, Store Room, Double Garage, Double Carport and Swimming Pool (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 SPRINGS, 99 / 8TH STREET, SPRINGS. The SHERIFF SPRINGS 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 SPRINGS, 99 / 8TH STREET, SPRINGS, during normal office hours Monday to Friday, Tel: (011) 362-4386/5829, 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/MAT39452).

Dated at JOHANNESBURG, 2024-02-06.

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/MAT39452.

**Case No: 2023/051862**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa Home Loans 101 (RF) Ltd, Plaintiff and Dale Leslie Winterstein, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-12, 09:00, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 28 AUGUST 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of SANDTON SOUTH on 12 MARCH 2024 at 09:00 at UNIT B6 LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, to the highest bidder with a reserve price of R671 000.00.

CERTAIN: SECTION NO. 11 as shown and more fully described on Sectional Plan no. SS71/2005 in the scheme known as WESTPOINT in respect of the land and building or buildings situate at MORNINGSID EXTENSION 65 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 53 (FIFTY THREE) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan, and SECTION NO. 81 as shown and more fully described on Sectional Plan no. SS71/2005 in the scheme known as WESTPOINT in respect of the land and building or buildings situate at MORNINGSID EXTENSION 65 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 80 (EIGHTY) square metres in extent, and 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 ST13788/2005; ST13856/2005;

SITUATE AT: UNITS 11 AND 81 WESTPOINT, 89 GRAYSTON DRIVE, MORNINGSID EXTENSION 65, SANDTON

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNITS 11 AND 81 WESTPOINT, 89 GRAYSTON DRIVE, MORNINGSID EXTENSION 65, SANDTON consists of: Lounge, Kitchen, 1 x Bedroom and 1 x Bathroom (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF SANDTON SOUTH, UNIT B6 LANZERAC OFFICE PARK, 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.
- D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF SANDTON SOUTH, UNIT B6, LANZERAC OFFICE PARK, 22 OLD PRETORIA MAIN ROAD, HALFWAY HOUSE, MIDRAND, 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/MAT44137).

Dated at JOHANNESBURG, 2024-01-24.

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/MAT44137.

CONTINUES ON PAGE 130 OF BOOK 2

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2024

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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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**Case No: 2022/3029**  
**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 Xolisani Nunu, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 APRIL 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 26 MARCH 2024 at 10:00 at SHOP NO. 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with a reserve price of R127 000.00.

CERTAIN: ERF 8, ROSETTENVILLE TOWNSHIP, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T21305/2021;

SITUATE AT: 130 PRAIRIE STREET, ROSETTENVILLE

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 130 PRAIRIE STREET, ROSETTENVILLE consists of: Lounge, Kitchen, 3 x Bedrooms, 1 x Bathroom and 1 x Toilet  
OUTBUILDING: 4 Separated rooms and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (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. Advertising costs at current publication rates and sale costs according to court rules, apply."

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 & 3 VISTA CENTRE CNR. HILARY & TREVOR STREET, GILLVIEW, JOHANNESBURG, during normal office hours Monday to Friday, Tel: (011) 433-0014/10, 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/MAT42459).

Dated at JOHANNESBURG, 2024-02-06.

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/MAT42459.

**Case No: 2022/2133**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa Bank Limited, Plaintiff and Makoko Abel Tumiso Manasoe, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-19, 10:00, Shop No. 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 13 JUNE 2022 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 19 MARCH 2024 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with a reserve price of R300 000.00.

CERTAIN: REMAINING EXTENT OF ERF 698 ROSETTENVILLE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T24510/2015;

SITUATE AT: 109 ALBERT STREET, ROSETTENVILLE, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 109 ALBERT STREET, ROSETTENVILLE, JOHANNESBURG consists of: Lounge, Kitchen, 8 x Bedrooms, 4 x Bathrooms, 4 x Toilets and 4 x Garages (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the 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. "advertising costs at current publication rates and sale costs according to court rules, apply."

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with Auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 0116800352, 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/MAT38600).

Dated at JOHANNESBURG, 2024-01-30.

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/MAT38600.

Case No: 2022/27986  
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 Lakshmi Narasimham, Arvapalli, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 James Crescent, Halfway House**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 10 OCTOBER 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 HALFWAY HOUSE - ALEXANDRA on 26 MARCH 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, to the highest bidder with a reserve price of R579 000.00.

CERTAIN: SECTION NO. 18 as shown and more fully described on Sectional Plan no. SS956/2006 in the scheme known as WATERFALL HEIGHTS in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 62 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG of which section the floor area, according to the said sectional plan, is 119 (one hundred and nineteen) 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 ST32588/2020;

SITUATE AT: UNIT 18 WATERFALL HEIGHTS, 1 JASONS PLACE, VORNA VALLEY EXTENSION 62, MIDRAND

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 18 WATERFALL HEIGHTS, 1 JASONS PLACE, VORNA VALLEY EXTENSION 62, MIDRAND consists of: Lounge, Dining Room, Kitchen, 2 x Bedrooms, 2 x Bathrooms, 1 shower and 1 Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (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 sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest bid and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE. The SHERIFF HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

C) Payment of a Registration Fee of R50 000.00.

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 HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE, during normal office hours Monday to Friday, Tel: 087 330 1074, 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/MAT42907).

Dated at JOHANNESBURG, 2024-02-05.

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/MAT42907.

Case No: 29760/2019

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

**In the matter between: STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ELLIO CASPER SHAH, ID: 890908 5377 08 7, 1st Defendant and ROSHIE JENELLE LINDSY SHAH, ID: 881217 0174 08 0, 2nd Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, 4 ANGUS STREET, GERMISTON**

NOTICE OF SALE FOR GOVERNMENT GAZETTE:

Pursuant to a Judgment granted by this Honourable Court on 20 April 2023, and a Warrant of Execution, the undermentioned property will be sold in execution by the Sheriff of the High Court, GERMISTON SOUTH, on the 25 March 2024 at 10:00 at the Sheriff's office, 4 ANGUS STREET, GERMISTON, subject to a reserve price of R511 463.25: CERTAIN: (1) A UNIT CONSISTING OF: (A) SECTION NO. 4 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS9/2012, IN THE SCHEME KNOWN AS BYRNE VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ELSBURG TOWNSHIP: LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 83 (EIGHTY 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 AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST1836/2012. (2) AN EXCLUSIVE USE AREA DESCRIBED AS GARDEN 4 MEASURING 67 (SIXTY SEVEN) SQUARE METRES BEING AS SUCH PART OF THE COMMON PROPERTY, COMPRISING THE LAND AND THE SCHEME KNOWN AS BYRNE VILLAGE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ELSBURG TOWNSHIP, LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY, AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO 4, HELD BY NOTARIAL DEED OF CESSION NO SK 127/2012 SUBJECT TO THE CONDITIONS CONTAINED THEREIN also known as 4 BYRNE VILLAGE, 29 ELS STREET, ELSBURG, the following information is forwarded regarding the improvements on the property, although nothing can be guaranteed in this regard: 2X BEDROOMS 1X KITCHEN 1X LOUNGE 1X BATHROOM 1X GARAGE. The Purchaser should pay a deposit of 10% of the purchase price and also the Sheriff of the High Court's fees on the day of the sale and the balance price at registration of transfer, and secured by a bank guarantee approved by Plaintiff's Attorneys, to be given to the Sheriff of the High Court within fourteen days after sale. Should the purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust Account within 21 days (court days) from date of sale as per paragraph 4.3 of the Conditions of Sale in which case any claim for interest shall lapse. The abovementioned property will be sold on the conditions read out by the Sheriff of the High Court at the time of the sale, which will be available for viewing at the abovementioned Sheriff of GERMISTON SOUTH at 4 ANGUS STREET, 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 iro proof of identity and address particulars. c) Payment of a Registration Fee of R20 000.00 in cash or by EFT. d) Registration conditions. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff GERMISTON SOUTH during normal working hours Monday to Friday.

Dated at KEMPTON PARK, 2023-12-14.

Attorneys for Plaintiff(s): JOUBERT SCHOLTZ INCORPORATED / INGELYF, 11 HEIDE ROAD, KEMPTON PARK. Telephone: 011 966 7600. Fax: 087 231 6117. Attorney Ref: PJ JOUBERT/SL/S8540.

Case No: 2022/50506

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 Zinziswa Ketelo, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, Unit B6 Lanzerac Office Park, 22 Old Pretoria Main Road, Halfway House, Midrand**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 09 MAY 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 25 MARCH 2024 at 10:00 at 4 ANGUS STREET, GERMISTON, to the highest bidder with a reserve price of R820 000.00.

CERTAIN: SECTION NO. 16 as shown and more fully described on Sectional Plan no. SS145/2017 in the scheme known as NORTON VILLAGE in respect of the land and building or buildings situate at UNION EXTENSION 53 TOWNSHIP, Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY of which section the floor area, according to the said sectional plan, is 123 (one hundred and twenty three) square metres in extent, and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan,

HELD: Under Deed of Transfer ST6405/2018;

SITUATE AT: UNIT 16, NORTON VILLAGE, 162 JACOB A ROAD, ALBEMARLE, GERMISTON

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 16, NORTON VILLAGE, 162 JACOB A ROAD, ALBEMARLE, GERMISTON consists of: Lounge, Kitchen, 3 x Bedrooms, 2 x Bathrooms and Garage (The nature, extent, condition and existence of the improvements are not guaranteed);

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

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

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/MAT43429).

Dated at JOHANNESBURG, 2024-02-05.

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/MAT43429.

**Case No: 2020/17288**  
**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 Yu Lin Chou, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 11:30, 22 Voortrekker Avenue, Corner 2nd Street, Edenvale**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 03 MAY 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 NORTH on 27 MARCH 2024 at 11:30 at 22 VOORTREKKER AVENUE, CORNER 2ND STREET, EDENVALE, to the highest bidder with a reserve price of R968 000.00.

CERTAIN: REMAINING EXTENT OF ERF 186 EASTLEIGH TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 1 092 (ONE THOUSAND AND NINETY TWO) SQUARE METRES;

HELD: Under Deed of Transfer T2399/2018;

SITUATE AT: 27 POTGIETER ROAD, EASTLEIGH, EDENVALE

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 27 POTGIETER ROAD, EASTLEIGH, EDENVALE consists of: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and 2 x Bathrooms OUTBUILDINGS: 2 x Garages and 2 x Carports (The nature, extent, condition and existence of the improvements are not guaranteed);

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

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER STREET, CNR. 2ND STREET, EDENVALE. The SHERIFF GERMISTON NORTH will conduct the sale with auctioneers J.A THOMAS and/or AM JEGELS. 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))

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF GERMISTON NORTH, 22 VOORTREKKER STREET, CNR. 2ND STREET, EDENVALE, during normal office hours Monday to Friday, Tel: 011- 452 8025, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: SMIT SEWGOOLAM INC., 12 AVONWOLD ROAD, CNR JAN SMUTS AVENUE, SAXONWOLD, JOHANNESBURG, TEL 011 646 0006 (REF: JE/MM/MAT36278).

Dated at JOHANNESBURG, 2024-02-06.

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 0016Attorney Ref: JE/mm/MAT36278.

**Case No: 2022/2490**  
**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 Matthys Christoffel Johannes, De Beer, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 James Crescent, Halfway House**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 17 MAY 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 HALFWAY HOUSE on 26 MARCH 2024 at 11:00 at 614 JAMES CRESCENT, HALFWAY HOUSE, to the highest bidder without reserve:

CERTAIN: SECTION NO. 42 as shown and more fully described on Sectional Plan no. SS107/2000 in the scheme known as ETON CLOSE in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 52 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG MUNICIPALITY of which section the floor area, according to the said sectional plan, is 89 (eighty 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, and

an exclusive use area described as GARAGE NUMBER 38 measuring 32 (THIRTY-TWO) square metres being as such part of the common property, comprising the land and the scheme known as ETON CLOSE in respect of the land and building or buildings situate at VORNA VALLEY EXTENSION 52 TOWNSHIP, Local Authority: CITY OF JOHANNESBURG MUNICIPALITY as shown and more fully described on Sectional Plan No. SS107/2000, Held by Notarial Deed of Cession No. SK4397/2017;

HELD: Under Deed of Transfer ST60298/2017;

SITUATE AT UNIT 42, ETON CLOSE, 341 LE ROUX AVENUE, VORNA VALLEY EXT. 52, MIDRAND

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at UNIT 42, ETON CLOSE, 341 LE ROUX AVENUE, VORNA VALLEY EXT. 52, MIDRAND consists of: Lounge/Dining Room, Kitchen, 2 x Bedroom, 1 x Bathroom, 1 x Shower and 1 x Toilet (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (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 sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest bid and final bid. Registration for participation on webcast auction at shha.online. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE - ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE. The SHERIFF HALFWAY HOUSE will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008.  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
- B) FICA - legislation i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00.
- 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 HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, during normal office hours Monday to Friday, Tel: 011 315 1407/39/40, 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/MAT38605).

Dated at JOHANNESBURG, 2024-02-06.

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/MAT38605 .

**Case No: 2015/18494**  
**Docex: DOCEX 125, JHB**

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

**In the matter between: Absa Bank Limited, Plaintiff and Mawelele Thomas Sibiya, 1st Defendant and Julie Pansy Sibiya, 2nd Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 31 JULY 2015 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 26 MARCH 2024 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, to the highest bidder without reserve:



CERTAIN: ERF 3156 GLENVISTA EXTENSION 6 TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 1 665 (ONE THOUSAND SIX HUNDRED AND SIXTY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T34937/2003;

SITUATE AT: 139 THABA BOSIGO AVENUE, GLENVISTA EXTENSION 6, JOHANNESBURG

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 139 THABA BOSIGO AVENUE, GLENVISTA EXTENSION 6, JOHANNESBURG consists of: Main building: Entrance Hall, Lounge, Dining room, Living room, Kitchen, Scullery, 2 x Bathrooms, 1 x Separate Toilet, 3 x Bedrooms; Cottage: 1 x Lounge, Kitchen, 1 x Bedroom and 1 x Bathroom; Outbuilding: Servants quarters: 1 x Bedroom and 1 x Bathroom; 4 x Single Garages (The nature, extent, condition and existence of the improvements are not guaranteed);

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the 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. Advertising costs at current publication rates and sale costs according to court rules, apply."

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 0116800352, 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/MAT21242).

Dated at JOHANNESBURG, 2024-02-06.

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/MAT21242.

**Case No: 2022/20830**  
**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 Gabriel Uduji, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 10:00, Shop No 2 Vista Centre, 22 Hilary Road, Cnr Trevor Street, Gillview**

TAKE NOTICE that in pursuance of a Judgment of the above Honourable Court in the above case on 19 APRIL 2023 and in execution of a Writ of Execution of immovable property, the following property will be sold by the Sheriff of the High Court for the district of JOHANNESBURG SOUTH on 26 MARCH 2024 at 10:00 at SHOP NO 2 VISTA CENTRE, 22 HILARY ROAD, CNR TREVOR STREET, GILLVIEW, to the highest bidder with a reserve price of R587 000.00.

CERTAIN: ERF 277 LA ROCHELLE TOWNSHIP, REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG;

MEASURING: 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES;

HELD: Under Deed of Transfer T43386/2021;

SITUATE AT: 74 6TH STREET, LA ROCHELLE, JOHANNESBURG SOUTH

ZONING: SPECIAL RESIDENTIAL (NOTHING GUARANTEED);

IMPROVEMENTS: The following information is furnished but not guaranteed: The property situated at 74 6TH STREET, LA ROCHELLE, JOHANNESBURG SOUTH consists of: Lounge, Dining, Kitchen, 3 x Bedrooms and 1 x Bathroom, Servant Quarters: 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. Advertising costs at current publication rates and sale costs according to court rules, apply."

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW. The SHERIFF JOHANNESBURG SOUTH will conduct the sale with auctioneers J.A THOMAS and/or P.ORA and/or A JEGELS. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

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

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

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF JOHANNESBURG SOUTH, SHOP NO 2 VISTA CENTRE, 22 HILLARY ROAD, CNR. TREVOR STREET, GILLVIEW, during normal office hours Monday to Friday, Tel: 011 680 0352, 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/MAT43172).

Dated at JOHANNESBURG, 2024-02-05.

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/MAT43172.

**Case No: 9558/2021**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH AFRICA LIMITED), Plaintiff and NTHABISENG DIPOLELO PAULINE MABELANE, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

A Sale in Execution of the undermentioned property as per Court Order dated the 4TH OCTOBER, 2023 will be held with a reserve of R480,000.00 at CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE ALSO AT 813 STANZA BOPAPE STREET, ) PRETORIA on the 27TH MARCH, 2024 AT 10 H 00

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA EAST at 813 STANZA BOPAPE STREET (PREV. CHURCH STREET), PRETORIA 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:**

**(1) A UNIT CONSISTING OF**

(a) SECTION NO.202 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 174/2009 IN THE SCHEME KNOWN AS OU KRAAL APARTMENTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 777 AND ERF 779 TIJGER VALLEY EXTENSION 39, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 77 (SEVENTY SEVEN) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NO. ST 37108/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

AND SUBJECT TO THE CONDITIONS IMPOSED BY OUKRAAL AT HAZELDEAN HOMEOWNERS ASSOCIATION REGISTRATION NO. 2008/020377/08

KNOWN AS UNIT 202 OU KRAAL APARTMENTS, 779 OUKRAAL STREET, TIJGER VALLEY EXT. 39, PRETORIA

IMPROVEMENTS: ENTRANCE HALL, LOUNGE, KITCHEN, 1 BEDROOM, BATHROOM, SHOWER, TOILET, CLOSED BALCONY, CARPORT

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Pretoria East, AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R100 000,00 (refundable) by way of eft

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 2023-03-31.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12730 - e-mail : [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 23913/2017**

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

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTHERN AFRICA LIMITED), Plaintiff and RONE DU PREEZ, Defendant**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, SHERIFF SABIE/GRASKOP, 25 LEIBNITZ STREET, GRASKOP**

A Sale in Execution of the undermentioned property as per Court Order dated the 29TH JUNE, 2017 AND AND 3RD AUGUST, 2022 and 7TH SEPTEMBER, 2022 and a Warrant of Execution against Immovable property is to be held without a reserve price at OFFICES OF THE SHERIFF OF THE HIGH COURT, SABIE/GRASKOP, 25 LEIBNITZ STREET, GRASKOP on 26TH MARCH, 2024 at 11H00.

Full Conditions of Sale can be inspected at THE OFFICES OF THE SHERIFF OF THE HIGH COURT SABIE /GRASKOP at the abovementioned address and will also be read out by the Sheriff prior to the sale in execution.

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

PROPERTY: PORTION 1 OF ERF 1123 IN THE TOWNSHIP OF SABIE EXT. 9, REGISTRATION DIVISION  
J T PROVINCE OF MPUMALANGA

MEASURING: 1 432 (ONE THOUSAND FOUR HUNDRED AND THIRTY TWO)

SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 67161/2006

SUBJECT TO THE CONDITIONS THEREIN CONTAINED AND ESPECIALLY TO

THE RESERVATION OF RIGHTS TO MINERALS

KNOWN AS 91B CYCAD STREET, SABIE

IMPROVEMENTS: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS, 2 SHOWERS, 3  
TOILETS, 2 GARAGES, 2 PATIO/BALCONY

Improvements: (Not Guaranteed)

The property is zoned : Residential

1. The rules / conditions of this auction are available 24 hours before the auction at the offices of the Sheriff  
of the High Court, SABIE/GRASKOP, 25 LEIBNITZ STREET, GRASKOP, during office hours.

2. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the  
auction in order to obtain buyers card

3. Registration a buyer is a pre-requisite subject to condition, inter alia

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

4. Fica-legislation: All bidders are required to present their identity document together with proof of residence  
not less than 3 months old for FICA compliance

The full conditions of sale may be inspected at the offices of the Sheriff of the High court ,SABIE/GRASKOP,  
25 LEIBNITZ STREET, GRASKOP

Dated at PRETORIA, 2024-03-01.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, CHURCH SQUARE,  
PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP10729 e-mail:  
[lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

**Case No: 38611/2022**

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

**In the matter between: FIRST RAND BANK LIMITED (formerly known as FIRST NATIONAL BANK OF SOUTH  
AFRICA LIMITED), Plaintiff and DUDUZILE PATIENCE LUTHULI, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, SHERIFF PRETORIA EAST, CHRIST CHURCH, 820 PRETORIUS STREET (ENTRANCE  
ALSO AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA**

A Sale in Execution of the undermentioned property as per Court Order dated the 6TH APRIL, 2024 will be  
held with a reserve of R600,000.00 at CHRIST CHURCH, 820 PRETORIUS STREET(ENTRANCE ALSO AT 813  
STANZA BOPAPE STREET, ) PRETORIA on the 27TH MARCH, 2024 AT 10 H 00

Full Conditions of Sale can be inspected at the OFFICES OF THE SHERIFF PRETORIA EAST at 813  
STANZA BOPAPE STREET (PREV. CHURCH STREET), PRETORIA 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:

(1) A UNIT CONSISTING OF

(a) SECTION NO.74 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS 871/2003  
IN THE SCHEME KNOWN AS PAPILLON IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE  
AT ERF 606 EQUESTRIA EXTENSION 125 TOWNSHIP, LOCAL AUTHORITY CITY OF TSHWANE METROPOLITAN  
MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 84  
(EIGHTY 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 19569/2020 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

KNOWN AS SECTION 74 PAPPILLON, 624 FARM ROAD, EQUESTRIA EXT. 125, PRETORIA

IMPROVEMENTS:

ENTRANCE HALL, LOUNGE, KITCHEN, 2 BEDROOMS BATHROOM, SHOWER, TOILET, GARAGE

THE PROPERTY IS ZONED Residential (the accuracy hereof not guaranteed)

1. The rules of this auction are available 24 hours before the auction at the offices of the Sheriff of the High Court, Pretoria East, AT 813 STANZA BOPAPE STREET, ARCADIA), PRETORIA during office hours.

Advertising cost at current publication rates and sale costs according to Court Rules apply

Registration a buyer is a pre-requisite subject to condition, inter alia

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

(b) Fica-legislation: Requirement proof of ID and residential address

(c) Payment of a Registration fee of R100 000,00 (refundable) by way of eft

(d) Registration condition

(e) The Sheriff will conduct auction

Dated at PRETORIA, 2024-03-01.

Attorneys for Plaintiff(s): HACK STUPEL & ROSS, STANDARD BANK CHAMBERS, 2ND FLOOR, CHURCH SQUARE, PRETORIA. Telephone: 012 325 4185. Fax: 012 328 3043. Attorney Ref: DU PLOOY/LM/GP12788 - e-mail: [lorraine@hsr.co.za](mailto:lorraine@hsr.co.za).

Case No: 36913/2022

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 **LUKAS SHIMANE MANANA (IDENTITY NUMBER: 900509 5698 080), DEFENDANT**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 11:00, 614 JAMES CRESCENT, HALFWAY HOUSE**

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, abovementioned suit, a sale with a Court reserve price of R790 000.00, will be held by the SHERIFF OF THE HIGH COURT HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE on TUESDAY the 26TH of MARCH 2024 at 11:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF HALFWAY HOUSE during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NUMBER 376 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NUMBER SS0340/2020, IN THE SCHEME KNOWN AS WATERFALL RIDGE APARTMENTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT VORNA VALLEY EXTENSION 101 TOWNSHIP; LOCAL AUTHORITY: CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 60 (SIXTY) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST47857/2020 273 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

AND SUBJECT FURTHER TO THE FOLLOWING CONDITION:

THE ERF SHALL NOT BE TRANSFERRED WITHOUT THE WRITTEN CONSENT OF THE LOCAL AUTHORITY FIRST HAVING BEEN OBTAINED AND THE LOCAL AUTHORITY SHALL HAVE AN ABSOLUTE DISCRETION TO WITHHOLD SUCH CONSENT, UNLESS THE TRANSFEREE ACCEPTS THE FOLLOWING CONDITION: THE LOCAL AUTHORITY HAD LIMITED THE ELECTRICITY SUPPLY TO THE ERF TO 600kVa AND SHOULD THE REGISTERED OWNERS OF THE ERF EXCEED THE SUPPLY OR SHOULD AN APPLICATION TO EXCEED SUCH SUPPLY BE SUBMITTED TO THE LOCAL AUTHORITY, ADDITIONAL ELECTRICAL CONTRIBUTIONS AS DETERMINED BY THE LOCAL AUTHORITY, SHALL BECOME DUE AND PAYABLE BY SUCH OWNER/S TO THE LOCAL AUTHORITY

ALSO KNOWN AS: UNIT 376 WATERFALL RIDGE APARTMENTS, 121 BERGER ROAD, VORNA VALLEY EXTENSION 101.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

MAIN BUILDING: SINGLE STOREY, LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, 1 BATHROOM, 1 SHOWER, 1 TOILET, 1 CARPORT

WALLS: BRICK/BLOCK

FLOORS: TILES

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF HALFWAY HOUSE, 614 JAMES CRESCENT, HALFWAY HOUSE, 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.  
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF HALFWAY HOUSE.

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

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

(b) FICA-legislation in respect of proof of identity and address particulars;

(c) Payment of a registration fee of R50 000.00 (Fifty Thousand Rand) (refundable) in cash;

(d) Registration conditions;

(e) The sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11:00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

Dated at PRETORIA, 2024-02-13.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: R ISMAIL/OM/MAT75189.

Case No: 1993/2023

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

In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED (REGISTRATION NUMBER: 1962/000738/06), PLAINTIFF and DENNIS KANGWA CHIPOWE (IDENTITY NUMBER: 690514 5942 185), DEFENDANT

NOTICE OF SALE IN EXECUTION

2024-03-27, 14:00, 61 VAN RIEBEEK STREET, ALBERTON NORTH

In execution of a judgment of the High Court of South Africa, Gauteng Division, Pretoria, in the abovementioned suit, a sale with a Court reserve price of R276 000.00, will be held by the SHERIFF OF THE HIGH

COURT JOHANNESBURG EAST at 61 VAN RIEBEEK STREET, ALBERTON NORTH on WEDNESDAY the 27TH of MARCH 2024 at 14:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF JOHANNESBURG EAST during office hours.

CERTAIN:

A UNIT CONSISTING OF -

(A) SECTION NUMBER 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO SS103/1988, IN THE SCHEME KNOWN AS 120 FRANCES STREET IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT BELLEVUE EAST CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS 112 (ONE HUNDRED AND TWELVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER NUMBER ST069277/2006

ALSO KNOWN AS: UNIT 6 VALLOCK, 120 FRANCES STREET, BELLEVUE EAST.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

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

OUTBUILDING: PARKING

WALLS: FACEBRICK

ROOF: TILES.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF OF THE HIGH COURT JOHANNESBURG EAST, 61 VAN RIEBEEK STREET, ALBERTON NORTH 24 (twenty four) hours prior to the auction.

Take further notice that:

1. This sale is a sale in execution pursuant to a judgment obtained in the above Court.
2. The rules of this auction is available 24 (twenty four) hours before the auction at the office of the SHERIFF JOHANNESBURG 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 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, 2024-02-13.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0865603329. Attorney Ref: N CROUS/LJ/MAT75450.

Case No: 51105/2021

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

**In the matter between: GREENHOUSE FUNDING 4 (RF) LIMITED (REGISTRATION NUMBER: 2014/120089/06), PLAINTIFF and MARISA MOREIRA RICCO N.O. (ID: 811211 0019 085) (Executrix IN THE ESTATE OF THE LATE MASETHAKGA SALPHINA MAMABOLO), 1ST DEF, MAPULA MERIAM MAMABOLO (ID: 651222 0375 081) 2ND DEF, PETER MOLEFE MAMABOLO (ID: 711023 5602 083) 3RD DEF & THE MASTER OF THE HIGH COURT (JOHANNESBURG – Deceased Estates) 4TH DEF**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 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, a sale with a Court reserve price of R242 000.00, will be held by the SHERIFF OF THE HIGH COURT GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON on MONDAY the 25TH of MARCH 2024 at 10:00 of the undermentioned property of the Defendant subject to the conditions of sale which are available for inspection at the offices of the SHERIFF GERMISTON SOUTH during office hours.

CERTAIN: ERF 3607 ROODEKOP EXTENSION 21 TOWNSHIP, REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG

IN EXTENT 325 (THREE HUNDRED AND TWENTY FIVE) SQUARE METRES

SUBJECT TO THE CONDITION CONTAINED THEREIN

ALSO KNOWN AS: 3607 PHUMULA GARDENS, GERMISTON.

The following information is furnished regarding improvements on the property although nothing in this respect is guaranteed:

SINGLE STOREY, BRICK WALLING, TILED ROOF, 2 BEDROOMS, 1 BATHROOM, DINING ROOM, KITCHEN.

The property is zoned residential.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder and the Purchaser (other than the Execution Creditor) shall pay a deposit of 10% (ten per centum) of the purchase price by bank guaranteed cheque or by way of an electronic funds transfer on the fall of the hammer at the sale. The full Conditions of Sale and rules of auction shall be inspected at the offices of the SHERIFF GERMISTON SOUTH, 4 ANGUS STREET, GERMISTON, 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 GERMISTON 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
  - (b) (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>).
  - (c) FICA-legislation in respect of proof of identity and address particulars;
  - (d) Payment of a registration fee of R20 000.00 (Twenty Thousand Rand) (refundable) in cash;
  - (e) Registration conditions.

Dated at PRETORIA, 2024-02-09.

Attorneys for Plaintiff(s): VEZI DE BEER ATTORNEYS, 319 ALPINE ROAD, LYNNWOOD, PRETORIA.  
Telephone: 012 361 5640. Fax: 0862396955. Attorney Ref: F MOHAMED/CM/MAT67204.



Case No: 2023/60183

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

In the matter between: **FIRST RAND BANK LIMITED, Plaintiff and RENGASAMY: BRIAN (ID NO: 710918 5125 087), 1<sup>st</sup> Defendant and RENGASAMY: JULIE (ID NO: 761025 0140 083), 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 10:00, SHERIFF'S OFFICE, CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL**

This is a Sale in Execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant to a Judgment granted against the First and Second Respondents for money owing to the Applicant in the above Honourable Court dated the 30 AUGUST 2023 in terms of which the following property will be sold in execution on the 26th day of MARCH 2024 at 10:00 at the SHERIFF KRUGERSDORP, CNR HUMAN AND KRUGER STREET, OLD ABSA BUILDING, GROUND FLOOR, KRUGERSDORP CENTRAL to the highest bidder with a reserve price of R1 601 353.33

CERTAIN PROPERTY :- ERF 2409 RANGEVIEW EXTENSION 4 TOWNSHIP

REGISTRATION DIVISION, I.R.,

THE PROVINCE OF GAUTENG

SITUATE AT:- 6 BRUIDBOS STREET, RANGEVIEW EXT 4, KRUGERSDORP

MEASURING:- 1 496 (ONE THOUSAND FOUR HUNDRED AND NINETY SIX) SQUARE METRES

HELD by the First and Second Respondents under Deed of Transfer No.: T38850/2004

ZONING: Residential

IMPROVEMENTS:

The following information is furnished but not guaranteed: -

MAIN BUILDING

DOUBLE STORY

ENTRANCE HALL, LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN, SCULLERY, BEDROOMS X3, BATHROOMS X2, SHOWERS X2, WC X3, DRESSING ROOM.

ROOF TYPE: TILE

WALL TYPE: BRICK / FACE BRICK / PAINT

INTERIOR FLOOR FINISHING: TILE

OUTBUILDINGS

GARAGE X2, SERVANTS, LAUNDRY, BATHROOM / WC, SWIMMING POOL, THATCH LAPA

OUTER WALL TYPE: BRICK / FACE BRICK / PAINT

ROOF TYPE: TILE

The purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the proceeds of the sale up to a price of R100,000.00 (One Hundred Thousand Rand) and thereafter 3.5% (three point five percent) on R100,001.00 to R400,000.00 and 1.5% on the balance of the proceed of the sale, subject to a maximum commission of R40 000.00, plus VAT, in total and a minimum of R3 000.00, plus VAT, (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), pay a deposit of 10% (Ten Percent) of the purchase price in bank guaranteed cheque or EFT into the Sheriff's Trust Account immediately upon closing of the bid. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or its attorney, and shall be furnished to the sheriff within 21 (twenty one) days after the date of sale or after the date of confirmation of the sale by the court.

The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF KRUGERSDORP, CNR HUMAN AND KRUGER STREET OLD ABSA BUILDING GROUND FLOOR KRUGERSDORP CENTRAL.

The Auction will be conducted by the Sheriff KRUGERSDORP, or his deputy. Registration as a buyer is a pre-requisite subject to conditions, inter alia :-

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

B) FICA - legislation i.r.o. proof of identity and address particulars. All bidders are required to present their Identity Document together with their proof of residence for FICA compliance.

C) All bidders are required to pay R50 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyers card.

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

Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rent at the rate of 1% of the purchase price per month or part thereof.

DATED at JOHANNESBURG on this the       day of FEBRUARY 2024.

Dated at JOHANNESBURG, 2024-02-27.

Attorneys for Plaintiff(s): JAY MOTHOB I INCORPORATED, 9 ARNOLD ROAD, ROSEBANK, 2196.  
Telephone: 011-268-3500. Fax: 086-653-2300. Attorney Ref: MR Q OLIVIER/mg / E-MAIL: [madeleine@jay.co.za](mailto:madeleine@jay.co.za).

**Case No: 1149/2023**

**Docex: 7, PORT ELIZABETH**

IN THE HIGH COURT OF SOUTH AFRICA

[MPUMALANGA DIVISION, MIDDELBURG (LOCAL SEAT)]

**In the matter between: SB GUARANTEE COMPANY (RF) PROPRIETARY LTD, Plaintiff and NDUMISO MONWABISI HLATSHWAYO, First Defendant and NOMPUMELELO PORTIA YENDE, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, IN FRONT OF THE MAGISTRATE COURT AT 20 JAN RIEBEECK STREET ERMELO**

In pursuance of a judgment dated 28 August 2023 of the above Honourable Court and an attachment in execution, the Defendants' property described below will be sold by the sheriff or the deputy on duty at the Office of the Sheriff Ermelo, in front of the Magistrate Court at 20 Jan van Riebeeck Street, Ermelo by public auction and with a reserve of R1,000,000.00 on Thursday 28 March 2024 AT 10:00.

Portion 4 of Erf 16261 Ermelo Extension 18 Township Registration Division I.T. Province of Mpumalanga in extent 502 (Five Hundred and Two) square metres. Held by the Deed of Transfer Number T10880/2019, subject to the conditions therein contained, which property is situated at 4/16261 Pebble Creek Estate, Extension 18, Ermelo.

Description of Property:

Consisting of Lounge, Kitchen, 3x Bedrooms, 2x Bathroom, Double Garage, Tiled Roof, Brick walls. The description of the property is not guaranteed or warranted.

Rules of the auction is available 24 hours before the auction and can be inspected at the Sheriff's office.

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

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 R30,000.00 via eft.

d) Registration Condition.

Dated at Port Elizabeth, 2024-02-20.

Attorneys for Plaintiff(s): Pagdens Incorporated, 18 Castle Hill, Central, Port Elizabeth. Telephone: 0415027216. Fax: 0415852239. Attorney Ref: Mariska Kruger. Attorney Acct: STA269/1037.

Case No: 3939/2021

Docex: 2

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

**In the matter between: ABSA BANK LIMITED (REGISTRATION NUMBER: 1986/004794/06), Plaintiff and MAX KHUBONI MAKHUBALO (IDENTITY NUMBER: 570423 5835 081), 1st Defendant and NODATHINI ROSY MAKHUBALO (IDENTITY NUMBER: 580826 0830 089), 2nd Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-20, 10:00, SSHERIFF BLOEMFONTEIN WEST, 6A THIRD STREET, BLOEMFONTEIN**

In execution of a judgment of the High Court of South Africa (Free State Division, Bloemfontein) in the abovementioned suit, a sale with reserve will be held at 10:00 on 20th day of MARCH 2024 at the offices of the SHERIFF BLOEMFONTEIN WEST, 6A THIRD STREET, BLOEMFONTEIN of the undermentioned property of the Defendant on the conditions to be read out by the auctioneer at the time of the sale and which conditions may be inspected at the offices of the SHERIFF BLOEMFONTEIN WEST at 6A THIRD STREET, BLOEMFONTEIN:

A Unit consisting of -

a) Section No. 11 as shown and more fully described on Sectional Plan No SS6/1982 in the scheme known as MILRON in respect of the land and building or buildings situated at BLOEMFONTEIN, MANGAUNG METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 84 (Eighty-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 ST3383/2013

HELD by MAX KHUBONI MAKHUBALO and NODATHINI ROSY MAKHUBALO situated at SECTION 11 (DOOR 203), MILRON, ZASTRON STREET, WESTDENE, BLOEMFONTEIN, FREE STATE PROVINCE;

THE PROPERTY IS ZONED: RESIDENTIAL

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

2 BEDROOMS, 1 BATHROOM WITH FLOOR- AND WALL TILES, KITCHEN WITH FLOOR & WALL TILES, 1 X TV/LIVING ROOM WITH FLOOR TILES, 1 BALCONY, FENCE, SHARED PARKING.

TERMS: Ten per cent of the purchase price in cash on the day of the sale, the balance against transfer to be secured by a bank or building society or other acceptable guarantee to be furnished to the Sheriff within fourteen days from the date of sale. Should the property be bought by the first bondholder, the cash payment of 10% need not be made.

The conditions of sale will lie open for inspection during business hours at the offices of the Sheriff of the High Court, SHERIFF BLOEMFONTEIN WEST, 6A THIRD STREET, BLOEMFONTEIN or at execution plaintiff's attorneys.

TAKE FURTHER NOTICE THAT:

This is a sale in execution pursuant to a judgment obtained in the above Court, Rules of this auction is available 24 hours foregoing the sale at the office of the Sheriff,

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

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

2. Fica-legislation i.r.o. identity & address particulars,

3. Payment of registration monies

4. Registration conditions.

The office of the SHERIFF BLOEMFONTEIN WEST will conduct the sale with auctioneers CH DE WET and/or AJ KRUGER and/or TI KHAULI.

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

SHERIFF OF THE HIGH COURT for the DISTRICT BLOEMFONTEIN

Advertiser: ATTORNEYS FOR PLAINTIFF, J VAN DEN BERG, ATTORNEY FOR APPLICANT, PHATSHOANE HENNEY INC., 35 MARKGRAAF STREET, WESTDENE, BLOEMFONTEIN. Ref: J VD BERG/256481/nc.

Dated at BLOEMFONTEIN, 2024-02-01.

Attorneys for Plaintiff(s): PHATSHOANE HENNEY ATTORNEYS, 35 MARKGRAAFF STREET, BLOEMFONTEIN. Telephone: 051 400 4090. Attorney Ref: J VD 256481.

Case No: 4821/2020

IN THE MAGISTRATE'S COURT FOR  
(District of Cape Town held at Cape Town)

**In the matter between: Crystal Towers Property Owners Association, Plaintiff and Raydon Kenneth Sharpe,  
1<sup>st</sup> Defendant and Paul Steven Sugden, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-06, 11:00, 15 BP Road, Montague Gardens, Cape Town**

Section - an undivided one-half share of as owned by the second judgment debtor of Section No 602 as shown and more fully described on Sectional Plan No SS 102/2010 in the scheme known as SS Crystal Towers in respect of the land and building situated at Montague Gardens in the City of Cape Town, of which section and floor area, according to the said sectional plan in extent 106.0000SQM and an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quote endorsed on the said sectional plan and deed of transfer no ST1938/2011.

And take further notice that the following information is furnished, but not guaranteed:

1. The property includes two en-suite bedrooms, an open plan living room/dining room/kitchen, the latter being fully fitted in respect of cupboards and related fitting ie hob, under counter oven, lighting and modern work surfaces.

2. Property is located in a multi storeyed apartment and hotel complex dating from 2010 and surrounded by similar modern developments. The property includes on-site parking in the basement and a luxurious entrance/reception area at ground floor level. The principal access to the property is secured and manned on a 24-hr basis with the residential component in which the property is located situated on one side of the entrance foyer and the hotel reception area on the opposite side of the foyer. There are also various retail units off this entrance and these include a steakhouse and men's clothing outfitters.

3. The property is located in Century City which is an almost fully developed commercial and residential development node including several upmarket complexes ranging from retirement residential complexes to commercial buildings retail properties and large standalone facilities such as the luxurious appointed shopping centre a short walk from the property.

4. The location has become extremely popular with a wide variety of residents, tourist and commercial/office head offices and is also conveniently located just off the N1 national road, thus providing easy access to the Cape Town CBD, Northern Suburbs of Cape Town and the freeway network to areas further afield.

5 As reflected on the sectional plans, the erf on which the sectional plan is registered is rectangular in shape with the southern boundary following the course of the adjoining "green belt". The plot itself is essentially level.

6. The apartment include air conditioning, modern wall finishes and fittings and separate lift installations for the hotel and residential areas. The property is located on the sixth floor and faces west towards Table Mountain.

The conditions of sale, the sale by auction is subject to the written confirmation of acceptance of the offer constituted by the purchaser in terms of the auction procedure within 21 days of the auction date.

The rules of the auction are available 24 hours before the auction and can be inspected at the offices of Sheriff Cape Town East at the given address - Tel 021 465 7580.

It is a condition of sale that registration as a purchaser is a pre-requisite.

Payment of registration of R10 000 in cash is required by the purchaser upfront.

Dated at Cape Town, 2024-02-20.

Attorneys for Plaintiff(s): Clyde & Co Inc, 4th Floor, North Wing, Nedbank Building, Clock Tower Precinct, V&A Waterfront, Cape Town. Telephone: 021 286 0351/0378 or 082 371 8098. Attorney Ref: 10228671.

Case No: 61975/2022

Docex: 31

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

**In the matter between: Absa Bank Limited (1986/004794/06), Plaintiff and Wendy Ntlenzi, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-15, 11:00, Sheriff Centurion West 229 Blackwood Street, Hennopspark, Centuion**

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 with reserve at the office of the Sheriff Tshwane North at 3 Vos and Brodrick

Avenue, The Orchards, Ext 3. on 15 March 2024 at 11:00, to the highest bidder. Full conditions of sale can be inspected at the office of the Sheriff Tshwane North at the same address as above, and will also be read out prior to the sale. No warranties are given with regard to the description and/or improvements.

Description: (a) Section No. 11 as shown and more fully described on Sectional Plan NO. SS164/2019 in the scheme known as Lebowa Park in respect of the land and building or buildings situated at ERF 1831 Pretoria North Township, local authority: City of Tshwane metropolitan municipality of which section the floor area, according to the said sectional plan, is 52 (fifty-two) square metres in extent; and

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

Deeds of Transfer No ST. 3559/2020

Also known as: UNIT11 SS LEBOWA PARK, 426 GENERAL DE WET STREET, PRETORIA NORTH,

Zone: Residential

Nothing guaranteed in this regard:

Improvements: 2 x bedrooms, 1 x bathrooms, 1 x kitchen, 1 x 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, 2024-01-17.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: ABS8/1631.

**Case No: 70368/2019**

**Docex: 31**

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

**In the matter between: Eskom Finance Company (SOC) Limitede (1990/001322/07), First Plaintiff and Nqaba Guarantee SPV (Proprietary) Limited (2006/007610/07), Second Plaintiff and Desma Ingrid Huma Defendant**

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

**2024-03-15, 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 2021 at the office of the Sheriff Tshwane North, 3 Vos & Brodrick Avenue, The Orchards Ext. 3, Pretoria on 8 December 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: Erf 4924 The Orchards Extension 30 Township, Registration Division: J.R., Province of Gauteng, Measuring: 421 Square metres, Held by Deed of Transfer no. T 39949/2009

Also Known as: Erf 4924 The Orchards Extension 30 Township, also known as 4924 Ignatius Street, Gardenia Complex, The Orchards Extension 30, Pretoria, Gauteng Province

Zone: Residential

Nothing guaranteed in this regard:

Improvements: Dwelling consisting of : lounge, 3 bedrooms, 1 kitchen, 2 x separate toilets, balcony

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, 2024-01-12.

Attorneys for Plaintiff(s): Haasbroek & Boezaart Inc., HB Forum, 13 Stamvrug street, Val de Grace, Pretoria. Telephone: 0124813551. Fax: 0866732397. Attorney Ref: E0275/0297.

Case No: 8929/2016

IN THE MAGISTRATE'S COURT FOR  
(THE ETHEKWINI WEST SUB-DISTRICT OF ETHEKWINI WEST HELD AT PINETOWN)  
**In the matter between: THE BODY CORPORATE OF CEDARVIEW, Plaintiff and MFUNDO THABANI  
LANCELOT MTSHALI, Defendant**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 10:00, SHERIFF PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

This is a sale in execution pursuant to a judgment granted on 02nd SEPTEMBER 2016, in the Pinetown Magistrates Court and under a Writ of Execution issued thereafter, the immovable property listed hereunder will be sold in execution on the 27th MARCH 2024, at 10H00 AT SHERIFF'S OFFICE, 18 SUZUKA ROAD, WESTMEAD, PINETOWN.

## 1. A unit consisting of:

(a) Section No. 5 as shown and more fully described on Sectional Plan No. SS 497/1994 in the scheme known as CEDARVIEW, in respect of the land and building or buildings situate at PINETOWN, Ethekwini Municipality area, of which section the floor area according to the said sectional plan is 80 (Eighty) square metres in extent and

(b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said Sectional Plan;

held by under Deed of Transfer Number ST 8681/2005 dated the 28th February 2005

An Exclusive Use Area described as Garden Area G5 measuring 68 (sixty eight) square metres

An Exclusive Use Area described as Carport Area C1 measuring 17 (seventeen) square metres

Both held by Notarial Deed of Exclusive Use Area Number SK 2766/1997 S dated the 28th February 2005

PHYSICAL ADDRESS: The Body Corporate of Cedarview, Section No 5, 25 James Herbert Road, Caversham Glen, Pinetown, KwaZulu Natal.

TOWN PLANNING ZONING: Residential (not guaranteed)

IMPROVEMENTS: The following information is furnished but not guaranteed:

A UNIT COMPRISING OF A LOUNGE, A KITCHEN, ONE BATHROOM, AND TWO BEDROOMS

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

SPECIAL PRIVILEGES: None

NOTHING IS GUARANTEED IN THE ABOVE RESPECTS

1. The sale shall be subject to the terms and conditions of the Magistrate's Court Act and the Rules made thereunder.

2. The Purchaser shall pay a deposit of 10% of the purchase price and the auctioneer's commission in cash immediately after the sale, and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to the Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days after the date of the sale, which shall provide for payment of the full balance and any such interest payable as provided for hereunder.

3. Transfer shall be affected by the Attorneys for the Execution Creditor and the Purchaser shall pay the transfer dues, including transfer duty, current and any arrear rates and other necessary charges to effect transfer upon request by the said Attorneys.

4. The rules of this auction are available 24 hours before the auction at the office of the Sheriff Pinetown, 18 Suzuka Road, Westmead, Pinetown. The auction will be conducted by the Sheriff, N.B Nxumalo and/or Mrs S Raghoo. Advertising costs at current publication rates and sale costs according to court rules, apply.

5. The sale of execution is conducted in accordance to the consumer protection act 68 of 2008 as amended, in pursuant of a judgment granted against the Execution Debtor for money owing to the Execution Creditor. Registration as a buyer is a pre-requisite subject to conditions set by the Sheriff of Pinetown.

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

·The sale is a sale in execution pursuant to a judgment obtained in the above court.

·The Rules of this auction and the full advertisement is available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown

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

·Directive of the Consumer Protection Act 68 of 2008 (URL

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

- Fica - Proof of IDENTITY DOCUMENT AND PROOF OF RESIDENCE
- Payment of Registration deposit of R15 000.00 in cash
- Registration conditions.

7. The Conditions of Sale shall lie for inspection at the office of the Sheriff Pinetown, 18 SUZUKA ROAD, WESTMEAD, PINETOWN for 15 days prior to the date of sale.

DATED AT WESTVILLE ON THIS 23rd DAY OF JANUARY 2024.

CGS ATTORNEYS, Execution Creditor's Attorneys, 1st Floor, Pharos House, 70 Buckingham Terrace, Dawncliffe, Westville, Tel: 031 003 5148. Ref: C H G SALMON/MAT01805. Email: [kim@cgsattorneys.co.za](mailto:kim@cgsattorneys.co.za).

Dated at Westville, 2024-01-23.

Attorneys for Plaintiff(s): CGS ATTORNEYS, 1ST FLOOR, PHAROS HOUSE, 70 BUCKINGHAM TERRACE, WESTVILLE. Telephone: 0310035148. Attorney Ref: C SALMON/MAT01805.

Case No: D13027/2017

Docex: DOCEX 27

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

**In the matter between: STANDARD BANK SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/0008738/06, APPLICANT and IMRAAN EBRAHIM - IDENTITY NUMBER: 710119 5093 08 2 – FIRST RESPONDENT AND ANISA EBRAHIM - IDENTITY NUMBER: 700513 0001 08 6 - SECOND RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, at the Sheriff Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban**

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 28 MARCH 2024 AT 10H00, OR AS SOON THEREAFTER AS CONVENIENTLY POSSIBLE, AT THE SHERIFF DURBAN COASTAL OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN namely, CERTAIN: REM OF PORTION 36 OF ERF 230 SPRINGFIELD, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 709 (SEVEN HUNDRED AND NINE) SQUARE METERS, HELD BY DEED OF TRANSFER NO.T32239/07 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. The property is improved, without anything warranted by: A DWELLING COMPRISING OF - MAIN BUILDING: 4 BEDROOMS, TOILET AND BATHROOM COMBINED, 1 TOILET WITH SHOWER & BATH, LOUNGE, DININGROOM & KITCHEN WITH BUILT IN CUPBOARDS. OUTBUILDING: GRANNY FLAT WITH TOILET AND BATHROOM. OTHER: YARD FENCED SWIMMING POOL & ALARM SYSTEM, GARAGE & CARPOT. Physical address is 34 HENRY ROAD, MORNINGSID, DURBAN (NOTHING GUARANTEED). 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 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction are available 24hours prior to the auction at the office of the sheriff for 4 Arbuckle Road, Windermere, Morningside, Durban.. The office of the Sheriff Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/ or D NAICKER. 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 aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban. 15 DAYS PRIOR TO DATE OF SALE.

Dated at Umhlanga, 2024-02-23.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-570 – 5600. Fax: 031 570 5796. Attorney Ref: S1272/3879. Attorney Acct: Thobani Mthembu.

Case No: 10145/2017P

Docex: DOCEX 27

## IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu-Natal Local Division, Pietermaritzburg)

In the matter between: **STANDARD BANK SOUTH AFRICA LIMITED, REGISTRATION NUMBER: 1962/0008738/06, APPLICANT and TAAHIR NOORBUCKUS, IDENTITY NUMBER: 760519 5074 08 2, RESPONDENT**

## NOTICE OF SALE IN EXECUTION

**2024-03-26, 10:00, at the Sheriff Lower Tugela at Suite 3, Prithvi Centre, 131 Mahatma Gandhi Street, Stanger / Kwadukuza**

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 26 MARCH 2024 AT 10H00, OR AS SOON THEREAFTER AS CONVENIENTLY POSSIBLE, AT THE SHERIFF LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MATATMA GANDHI STREET, STANGER / KWA-DUKUZA as amended to the highest bidder subject to a reserve price of R420 000.00. Certain: 1. A unit consisting of - (a) Section N0.1 as shown as OUDERAJ MANSIONS 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 66 (SIXTY SIX) square metres in extent: and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Held by sectional Deed of Transfer NO. ST36965/07. Physical address is FLAT NUMBER 1 OUDERAJH MANSIONS, 156 KING SHAKA STREET, STANGER. ZONING: RESIDENTIAL (NOTHING GUARANTEED). IMPROVEMENTS: The following information is furnished but not guaranteed: a brick brick under tile flat on the ground floor comprising of - 1 kitchen (built in cupboards with peel and stick tiles), 2 bedrooms (no built in cupboards with peel and stick tiles), lounge (peel and stick tiles), enclosed balcony (tiled) toilet separate, tarmac driveway, bathroom (comprising of bath tub, wash basin) and automatic gates. (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 21 (Twenty One) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder. The rules of this auction are available 24hours prior to the auction at the office of the SHERIFF LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA. The office of the Sheriff Lower Tugela will conduct the sale with auctioneers R SINGH (SHERIFF) and/ or S DE WIT. Advertising costs at current publication rates and sale costs according to court rules apply.

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

A) Directive of the Consumer Protection Act 68 of 2008.

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

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

C) Payment of a Registration Fee of R10 000.00 in cash or bank guaranteed cheque.

D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the Sheriff's Office SHERIFF FOR LOWER TUGELA at SUITE 3, PRITHVI CENTRE, 131 MAHATMA GANDHI STREET, STANGER / KWADUKUZA.

Dated at Umhlanga, 2024-02-23.

Attorneys for Plaintiff(s): Strauss Daly, 9th Floor Strauss Daly Place, 41 Richfond Circle, Ridgeside Office Park, Umhlanga. Telephone: 031-570 – 5600. Fax: 031 570 5796. Attorney Ref: S1272/8343. Attorney Acct: Thobani Mthembu.



Case No: 9375/2021P

Docex: 031 5369700

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: ABSA HOME LOANS GUARANTEE COMPANY (RF) PROPRIETARY LIMITED, FIRST PLAINTIFF/APPLICANT and ABSA BANK LIMITED, SECOND PLAINTIFF/APPLICANT and S H MAJOZI, DEFENDANT/RESPONDENT**

NOTICE OF SALE IN EXECUTION

**2024-03-19, 10H00, AT THE SHERIFF OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 19TH MARCH 2024 at 10:00 at THE SHERIFF'S OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, SUBJECT TO THE RESERVE AMOUNT OF R700 000.00. DESCRIPTION: ERF 628 UMHLATHUZANA, REGISTRATION DIVISION FT PROVINCE OF KWAZULU NATAL. MEASURING 1310 (ONE THOUSAND THREE HUNDRED AND TEN) SQUARE METRES. HELD BY DEED OF TRANSFER T27078/20, SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID TITLE DEED. PHYSICAL ADDRESS: HOUSE 53, 27TH AVENUE, UMHLATHUZANA TOWNSHIP, CHATSWORTH. MAGISTERIAL DISTRICT: ETHEKWINI. THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: 1 DOUBLE STORY FACE BRICK UNDER TILE ROOF DWELLING COMPRISING OF: 3 BEDROOMS, 2 BATHROOMS, 2 TOILETS, 1 TV / LIVINGROOM, 1 DINNINGROOM, 1 LOUNGE, 1 KITCHEN, 1 CARPORT. INNER FLOOR FINISHING: IS TILES. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 293 Lenny Naidu Drive, Bayview, Chatsworth, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for CHATSWORTH with auctioneers L.T. HLOPHE and/or P. CHETTY and/or N.NXUMALO. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High & Magistrate's Court, CHATSWORTH, 293 Lenny Naidu Drive, Bayview, Chatsworth. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations. 12. Please further note that the individuals wanting to attend the auction must arrive for registration before 09H45 and that no person is allowed to enter the auction room after 09H45. 13. Any person bidding for a property on behalf of another person or body is required by law to produce such of body's written authorisation to do so. Such. Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an Original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain. 13.1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable, 13.2. The full address of the person/institution mentioned in point 1 above, 13.3. The full name and ID number of the person given the Power of Attorney, Who will purchase at the auction on behalf of the principal, 13.4. The full address of the person mentioned in point 3 above, 13.5. The full description (Title deed) of the property on which the Power of Attorney may be exercised. 14. Please also ensure that the individual who will purchase at the auction on behalf of the principal produce his ID document at the Sale.

Dated at UMHLANGA ROCKS, 2024-02-13.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT14220.

**Case No: D7705/2018**

**Docex: 252, Durban**

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

**In the matter between: FIRSTRAND BANK LIMITED, Plaintiff and RYNO HENDRIK MOSTERT, Defendant**

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

**2024-03-28, 12:00, SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD DURBAN and / or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa)**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 03 MARCH 2022 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Acting Sheriff of the High Court for the district of Durban South on THURSDAY, 28 MARCH 2024 12:00 by way of physical attendance at the SHERIFF'S OFFICE, ACTING SHERIFF DURBAN SOUTH, UNIT 1/2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD DURBAN and / or online, by clicking on the following link to register and participate in the online bidding process: [www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended).

**PROPERTY DESCRIPTION:**

**A UNIT CONSISTING OF:**

(A) SECTION NO. 6 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS131/1981, IN THE SCHEME KNOWN AS HOLLESEY HEIGHTS IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT DURBAN IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 75 (SEVENTY FIVE) SQUARE METRES IN EXTENT; AND

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

HELD BY DEED OF TRANSFER ST18369/2013 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED OF TRANSFER

The property is situated at SECTION 6 (UNIT 11) HOLLESLY HEIGHTS, 50 HORNSEA LANE, WENTWORTH, DURBAN, KWAZULU-NATAL.

Magisterial District of Durban.

**Improvements:**

A flat, brick walls, tiled floors, 1 x lounge, 1 x dining room, 2 x bedrooms, 1 x kitchen, 1 x bathroom, 1 x en suite.

(in this respect nothing is guaranteed)

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Acting Sheriff of the High Court for the district of Durban South, situated at Unit 1/2 Elation House, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, the duly appointed Acting Sheriff for Durban South in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney and shall be furnished to the sheriff within 21 days after the sale.

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

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

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008. ([http://www.info.gov.za/view/Download Files Action?id=9961](http://www.info.gov.za/view/DownloadFilesAction?id=9961))

2. Fica- legislation: requirement of proof of Identity Document and residential address.

3. All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

4. All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration conditions.

The auction will be conducted by the Sheriff, Allan Murugan or his nominated Deputy.

Dated at DURBAN, 2024-01-09.

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: MAT103787KZN. Attorney Acct: M NAIDOO.

**Case No: D8943/2022**

**Docex: docex 27**

IN THE HIGH COURT OF SOUTH AFRICA

(Kwazulu Natal Local Division, Durban)

**In the matter between: Changing Tides 17 (PTY) LTD N.O. (Registration No.2001/009766/07), Plaintiff and Fandes International CC, Registration Number 1997/053553/23, First Defendant and Isaack Jannah Ndiritu Githinji, Identity Number 661218 5271 18 2, Second Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-28, 12:00, The Sheriff's Office, Sheriff Durban North, 350/352 Stamfordhill Road (Mathews Meyiwa), Morningside, Durban**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 7 June 2023 and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the district of Durban North on 28 March 2024 at 12:00 subject to a reserve price.

By way of physical attendance at the Sheriff's Office, Sheriff Durban North/Acting Sheriff Durban South, Unit 1/2 Elation House, 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).

PORTION 75 OF ERF 3134 DURBAN NORTH, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 144 (ONE THOUSAND ONE HUNDRED AND FORTY FOUR) SQUARE METRES, HELD BY DEED OF TRANSFER NO. T55810/2000 SUBJECT TO THE CONDITIONS THEREIN CONTAINED OR REFERRED TO

PHYSICAL ADDRESS:

29 NORRIE AVENUE, DURBAN NORTH, DURBAN

ZONING: RESIDENTIAL (NOTHING GUARANTEED)

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SINGLE STOREY FREESTANDING BRICK WALLS, TILED ROOF, TILED FLOOR DWELLING CONSISTING OF : MAIN BUILDING: LOUNGE, 3 BEDROOMS, 1 KITCHEN, 3 BATHROOMS, 3 TOILETS, (2 ENSUITES) OUTBUILDING: DOUBLE STOREY FREE STANDING, BRICK WALLS, TILED ROOF, TILED FLOORS CONSISTING OF 1 OPEN PLAN LOUNGE, 2 BEDROOMS, 1 KITCHEN : OTHER INFORMATION: BOUNDARY BRICK FENCED, PAVING, DRIVEWAY, DOUBLE GARAGE WITH NO ROOF

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

The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of

Durban North, situated at UNIT 1 /2 ELATION HOUSE, 350/352 STAMFORDHILL ROAD, DURBAN or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder.

The Auction will be conducted by either Mr Allan Murugan, the Sheriff for Durban North in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies.

The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by electronic fund 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 his or her attorney, and shall be furnished to the sheriff within 21 days after the sale. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of the purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from the date of occupation to the date of sale.

Advertising cost at current publication rate and sale cost according to Court rules apply.

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

1. In accordance to the Consumer Protection Act 68 of 2008. ([http://www.info.gov.za/view/Download Files Action?id=9961](http://www.info.gov.za/view/DownloadFilesAction?id=9961))

2. Fica- legislation: requirement of proof of ID and residential address.

3. All bidders physically attending the auction are required to pay R15 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

4. All online bidders are required to pay R40 000,00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card.

5. Registration conditions.

Dated at Umhlanga, 2024-01-31.

Attorneys for Plaintiff(s): Strauss Daly Attorneys, 9th Floor Strauss Daly Place, 41 Richfong Circle, Ridgeside Office Park, Umhlanga. Telephone: 0315705600. Fax: 0315705796. Attorney Ref: SOU27/1411. Attorney Acct: T MTHEMBU / R BARNARD.

**Case No: 11012/22**

**Docex: 031 5369700**

IN THE HIGH COURT OF SOUTH AFRICA  
(KWAZULU NATAL DIVISION, PIETERMARITZBURG)

**In the matter between: ABSA BANK LIMITED, FIRST APPLICANT and ABSA HOME LOANS GUARANTEE COPANY (RF) (PROPRIETARY) LIMITED, SECOND APPLICANT and DILON NAIDOO, RESPONDENT**

**NOTICE OF SALE IN EXECUTION**

**2024-03-19, 10H00, AT THE SHERIFF OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH**

In terms of a judgment of the above Honourable Court, a sale in execution will be held on TUESDAY, 19TH MARCH 2024 at 10:00 at THE SHERIFF'S OFFICE, 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH to the highest bidder, in terms of Rule 46(12)(b), the property shall be sold to the highest bidder, SUBJECT TO THE RESERVE AMOUNT OF R1 500 000.00. DESCRIPTION: PORTION 5721 (OF 5579) OF ERF 107 CHATSWORTH, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 589 SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T25514/2021 SUBJECT TO THE CONDITIONS THEREIN CONTAINED. PHYSICAL ADDRESS: 143 DAMOROSA CRESCENT, MOORTON, CHATSWORTH. MAGISTERIAL DISTRICT: ETHEKWINI THE PROPERTY IS ZONED: RESIDENTIAL. IMPROVEMENTS: 1 FREE STANDING PROPERTY PLASTERED UNDER TILE ROOF DWELLING COMPRISING OF: 1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS, 1 STOREROOM. OUTBUILDING: 1 BEDROOM, 1 SEPARATE TOILET. FENCING: CONCRETE, 1 X CARPORT. The nature, extent, condition and existence of the improvements are not guaranteed, and are "voetstoots") The full Conditions of Sale may be inspected at the Sheriff's Office at 293 LENNY NAIDU DRIVE, BAYVIEW, CHATSWORTH. TAKE FURTHER NOTE THAT: 1. The sale is a sale in execution conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an Order obtained in the above court. 2. The Rules of the Auction and full advertisement may be inspected at the Sheriff's Office at 293 Lenny Naidu Drive, Bayview, Chatsworth, 24 hours prior to the auction. 3. Registration as a buyer is a pre-requisite subject to conditions, inter alia: Directive of the Consumer Protection Act 68 of 2008 ( URL <http://www.info.gov.za/view/DownloadFileAction?id=99961> ) a) All bidders are required to present their Identity document together with their proof of residence for FICA compliance. b) All bidders are required to pay R15 000.00

(refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 4. The auction will be conducted by the office of the Sheriff for CHATSWORTH with auctioneers L.T. HLOPHE and/or P. CHETTY and/or N.NXUMALO. 5. Advertising costs at current publication rates and sale costs according to the court rules, apply. 6. The Purchaser shall, in addition to the Auctioneer's commission, pay to the Sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque on the day of the sale. 7. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the Execution Creditor or his or her attorney and shall be furnished to the Sheriff within 21 days after the sale and shall provide for the payment of the full balance and any such interest payable. 8. The property may be taken possession of after signature of the Conditions of Sale, payment of the deposit and the balance of the purchase price. 9. Should the Purchaser or any other person claiming possession through the Purchaser, receive possession of the property prior to the registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% (one percent) of the purchase price, per month, from the date of possession thereof to date of transfer. 10. The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High & Magistrate's Court, CHATSWORTH, 293 Lenny Naidu Drive, Bayview, Chatsworth. 11. Strict Covid-19 government regulations applies, we have the right to disallow persons that do not adhere to the regulations. 12. Please further note that the individuals wanting to attend the auction must arrive for registration before 09H45 and that no person is allowed to enter the auction room after 09H45. 13. Any person bidding for a property on behalf of another person or body is required by law to produce such of body's written authorisation to do so. Such. Power of Attorney is to be submitted in writing prior to starting the bid. When signing the Conditions of sale, the individual/representative must sign his name and particulars and state on whose behalf he purchased the property. Power of Attorneys will form part of the signed agreement of sale. If buying on behalf of another an Original Power of Attorney must be submitted before bidding starts. This Power of Attorney must inter alia contain. 13.1. The full names of name of the institution giving Power of Attorney, together with ID number of CK number, whichever is applicable, 13.2. The full address of the person/institution mentioned in point 1 above, 13.3. The full name and ID number of the person given the Power of Attorney. Who will purchase at the auction on behalf of the principal, 13.4. The full address of the person mentioned in point 3 above, 13.5. The full description (Title deed) of the property on which the Power of Attorney may be exercised. 14. Please also ensure that the individual who will purchase at the auction on behalf of the principal produce his ID document at the Sale.

Dated at UMHLANGA ROCKS, 2024-02-13.

Attorneys for Plaintiff(s): JOHNSTON AND PARTNERS, 81 RICHEFOND CIRCLE, RIDGESIDE OFFICE PARK, UMHLANGA ROCKS. Telephone: 031 5369700. Fax: 031 5369799. Attorney Ref: ROMAN REDDY/PC. Attorney Acct: MAT11438.

**Case No: 1302/2017**

**Docex: 8**

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

**In the matter between: BODY CORPORATE OF VAN DER STEL, Plaintiff and THEMBILE ZENETH SHABANGU  
(Identity Number: 491230 0629 088), Defendant**

NOTICE OF SALE IN EXECUTION

**2024-05-09, 10H00, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF ETHEKWINI HELD AT DURBAN

**CASE NO.:- 1302 / 2017**

**In the matter between: BODY CORPORATE OF VAN DER STEL, JUDGMENT CREDITOR and  
THEMBILE ZENETH SHABANGU (Identity Number: 491230 0629 088), JUDGMENT DEBTOR**

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

In pursuance of a judgment granted by this Honourable Court on 14 December 2021 and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with reserve price of R 220 000.00 by the Sheriff of the High Court DURBAN COASTAL at the SHERIFF'S OFFICE, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDE, DURBAN on THURSDAY, 09 MAY 2024, at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDe,

DURBAN, 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. 5 AS SHOWN AND MORE FULLY DESCRIBED ON THE SECTIONAL PLAN NUMBER SS 145/1985 IN THE SCHEME KNOWN AS VAN DER STEL IN RESPECT OF LAND AND BUILDING OR BUILDINGS SITUATED AT DURBAN, IN THE ETHEKWINI MUNICIPALITY OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN IS APPROXIMATELY 33 (THIRTY-THREE) SQUARE METRES IN EXTENT; AND

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

HELD UNDER DEED OF TRANSFER NUMBER ST 5467/92,

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

ALSO KNOWN AS UNIT 5, FLAT 13, VAN DER STEL, 15 GILLESPIE STREET, DURBAN, KWAZULU-NATAL.

IMPROVEMENTS (not guaranteed): 1 Open Plan Dining Room/Lounge, 1 Kitchen with damaged built in cupboard and tiled, 1 Full Bathroom, 1 Bedroom with built in cupboards and no tiles, Floor concrete.

TAKE FURTHER NOTICE:

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

2 The Rules of this auction and a full advertisement is available 24 hours before the auction at the office of the Sheriff for Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban.

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

3.1 In accordance to the Consumer Protection Act 68 of 2008. (<http://www.info.gov.za/view/DownloadfilesAction?id=9961>)

3.2 Fica-legislation: requirement of proof of ID and residential address.

3.3 All bidders physically attending the auction are required to pay R15 000,00 registration fee prior to the commencement of the auction, in cash.

3.4 Registration conditions.

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

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

DATED at DURBAN on this the 23rd day of FEBRUARY 2024.

CNG ATTORNEYS INC., JUDGMENT CREDITOR'S ATTORNEYS, Suite 1001, 1st floor, Glenashley Views, 36 Newport Avenue Glenashley, DURBAN. Tel: 031 826 4000. Email: [attorney3@cngattorneys.co.za](mailto:attorney3@cngattorneys.co.za). Ref: Pravashnee/ SVDS0001.

Dated at DURBAN, 2024-02-23.

Attorneys for Plaintiff(s): CNG ATTORNEYS, SUITE 1001, 1ST FLOOR, GLENASHLEY VIEWS, 36 NEWPORT AVENUE, GLENASHLEY, DURBAN. Telephone: 0318264000. Attorney Ref: PRAVASHNEE/SVDS0001.

Case No: D7467/2022

Docex: 91

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

**In the matter between: Changing Tides 17 (Proprietary) Limited N.O., Execution Creditor and Naveen Ramlugan, First Judgment Debtor and Pamla Ramlugan, Second Judgment Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-19, 10:00, Sheriff's Office, 293 Lenny Naidu Drive, Bayview, Chatsworth**

KINDLY TAKE NOTICE that in pursuance of the Judgment granted by the above Honourable Court in the above matter on the 20 February 2023 and an order declaring the property specially executable on 20 February 2023, and in execution of the Writ of Execution of the immovable property, the following immovable property will be sold in execution by the Sheriff of the High Court for the district of Chatsworth on Tuesday the 19 March 2024 at 10:00am by way of physical attendance at the SHERIFF'S OFFICE, being 293 Lenny Naidu Drive, Bayview, Chatsworth and or/online, by clicking on the following link to register and participate in the online bidding process:

[www.onlineauctions.africa](http://www.onlineauctions.africa) (in accordance with the Consumer Protection Act 68 of 2008 as amended). PROPERTY

DESCRIPTION: ERF 189 BURLINGTON HEIGHTS, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL, IN EXTENT 982 (Nine Hundred and Eighty-Two) SQUARE METRES, HELD BY DEED OF TRANSFER T14070/2015 ("the immovable property") Magisterial District - Chatsworth. The property is situated at 30 Midmar Road, Burlington Heights, Shallcross, Chatsworth, KwaZulu-Natal IMPROVEMENTS: The following information is furnished but not guaranteed: 1 Double Storey Plastered under flat roof dwelling comprising of: 3 x bedrooms, 5 x bathrooms & toilet, 1 x tv / livingroom, 1 x diningroom, 1 x lounge, 1 x study, 1 x kitchen, 2 x garages, pavement, fencing: concrete, inner floor finishing: tiles ((the nature, extent, condition and existence of the improvements are not guaranteed, and are sold "voetstoots") ZONING: Residential (the accuracy hereof is not guaranteed) 1. The aforementioned property will be sold as per the Conditions of Sale, which conditions and rules of this auction can be inspected 24 hours before the sale at the offices of the said Sheriff of the High Court for the district of Chatsworth, situated at 293 Lenny Naidu Drive, Bayview or at the offices of the Attorneys acting on behalf of the Execution Creditor at the address mentioned hereunder. 2. The Auction will be conducted by either Mr Allan Murugan, the duly appointed Sheriff for Durban North in terms of Section 2 of the Sheriff's Act 90 of 1986 as amended and/or the duly appointed Deputies. 3. The Purchaser shall pay to the sheriff a deposit of 10% of the purchase price in cash or by bank guaranteed cheque 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 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: requirement of proof of Identity Document and residential address. c) All bidders physically attending the auction are required to pay R15 000,00 registration fee prior to the commencement of the auction in order to obtain a buyer's card. d) All online bidders are required to pay R15,000 registration fee prior to the commencement of the auction in order to obtain a buyer's card. e) Registration conditions.

Dated at UMHLANGA ROCKS, 2024-02-21.

Attorneys for Plaintiff(s): Shepstone & Wylie, 24 Richefond Circle, Ridgeside Office Park, Umhlanga Rocks. Telephone: 031-5757532. Fax: 0866762270. Attorney Ref: LIT/SN/SAHO16129.875.

Case No: 3908/2022

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 LAWRENCE MONYANE**

(ID NUMBER: 760628 5325 087)

**MARTHA MAMPHO MONYANE**

(ID NUMBER: 790106 0541 085), Defendant

NOTICE OF SALE IN EXECUTION

**2024-03-28, 15:15, OFFICE OF THE SHERIFF, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA**

In pursuance of a judgment of the above Honourable Court dated 22 November 2023 and a Writ for Execution, the following property will be sold in execution on THURSDAY the 28 March 2024 at 15:15 at before the Sheriff of VIRGINIA held at OFFICE OF THE SHERIFF, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA.

CERTAIN: ERF 606 VIRGINIA, DISTRICT VENTERSBURG, FREE STATE PROVINCE

IN EXTENT: 1 132 (ONE THOUSAND ONE HUNDRED AND THIRTY TWO) SQUARE METRES

HELD BY: DEED OF TRANSFER NO T4002/2006

SUBJECT TO: THE CONDITIONS THEREIN CONTAINED

ALSO KNOWN AS: 10 AKKER ROAD, VIRGINIA

CONSISTING OF: A RESIDENTIAL UNIT ZONED FOR RESIDENTIAL PURPOSES CONSISTING OF A MAIN BUILDING: 1X LOUNGE, 1X DINING ROOM, 1X KITCHEN, 3X BEDROOMS, 1X BATHROOM, 1X WATER CLOSET. OUT BUILDINGS: 1X GARAGE, 1X BATHROOM. (NOT GUARANTEED)

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

The conditions of sale will lie open for inspection during business hours at the Offices of the Sheriff for the High Court, VIRGINIA.

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, OFFICE OF THE SHERIFF, 2 NIGELLA GARDENS, VIRGINIA CENTRAL, VIRGINIA.

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, VIRGINIA (MOSIKILI BOTHATA) will conduct the sale.

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

Dated at BLOEMFONTEIN, 2024-02-16.

Attorneys for Plaintiff(s): MCINTYRE VAN DER POST INC., 12 BARNES STREET, WESTDENE, BLOEMFONTEIN. Telephone: 0515050200. Fax: 0862184922. Attorney Ref: NM9896.



Case No: 5327/2023

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 Ms Adele Dunbar - Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, 25 HEUNING STREET, ATLANTIC WAVES, LAAIPLEK**

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 March 2024 at 10:00 at 25 HEUNING STREET, ATLANTIC WAVES, LAAIPLEK by the Sheriff of the High Court, to the highest bidder:ERF 3859 LAAIPLEK situate in the Berg River Municipality, Division Piketberg, Province of the Western Cape, in extent: 500 square metres, held by virtue of Deed of Transfer no. T60996/2008, Street address: 25 HEUNING STREET, ATLANTIC WAVES, LAAIPLEK

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: VACANT LAND

Reserved price: The property will be sold without reserve.

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 MOORREESBURG SHERIFF.

Dated at BELLVILLE, 2024-01-15.

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/FIR73/4845. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

Case No: 16835/2022

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 Ndimphiwe Patrick Nogemane - Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-26, 12:00, Khayalitsha Sheriff's Office, 20 Sierra Way, Mandalay, Mitchell's Plain**

In pursuance of a judgment of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on 26th day of March 2024 at 12:00 at Khayalitsha Sheriff's Office, 20 Sierra Way, Mandalay, Mitchell's Plain by the Sheriff of the High Court, to the highest bidder:Erf 30235 Khayelitsha situate in the City of Cape Town, Cape Division, Province of the Western Cape, in extent: 269 square metres, held by virtue of Deed of Transfer no. T38601/2018, Street address: 10 Sinqolamthi Street, Khayelitsha

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: Lounge, Kitchen, 2 X Bedrooms, Bathroom & W/C

Reserved price: The property will be sold subject to a reserve price of R100,000.00.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 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 Khayelitsha Sheriff.

Dated at BELLVILLE, 2024-01-18.

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/FIR73/4812. Attorney Acct: MINDE SCHAPIRO & SMITH INC.

**Case No: 2022/021550**

IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Division, Johannesburg)

**In the matter between: Derazon, Tracy Faye (previously Jooste), Applicant and Derazon, Haim, Respondent**

**NOTICE OF SALE IN EXECUTION**

**2024-03-26, 11:00, Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House**

In pursuance of a judgement granted on 26 October 2023 in the above Honourable Court, and under a writ of execution issued thereafter the immovable property listed hereunder will be sold in execution, in accordance with the Consumer Protection Act 68 of 2008 as amended ("the Act"), on 26 March 2024 at 11:00 at the offices of the Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House, to the highest bidder:

Description: Section No 167 as shown and more fully described on Sectional Plan No. SS 135/2019, in the scheme known as THE WHISKEN in respect of the land and building or buildings situated at Crowthorne AH, in the City of Johannesburg Municipality 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.

In Extent: 104 One Hundred and Four) square metres

Situate at: Unit 167 The Whisken, Ethel Avenue, Midrand

Zoning: Residential

Improvements: Lounge/dining room, kitchen, balcony, 3 bedrooms (1 main bedroom with ens-suite bathroom), 2 bathrooms, 2 showers, 2 x toilets (The nature, extend, condition and existence of the improvements are not guaranteed, and are sold "voetstoots").

Held by: Deed of Transfer No. T46700/2018

The full conditions may be inspected at the offices of the Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House.

Dated at BRYANSTON, 2024-02-14.

Attorneys for Plaintiff(s): KG Tserkezis Incorporated, Unit 3, 4 Homestead Avenue, Bryanston. Telephone: (011) 886 0000. Attorney Ref: D Tserkezis/sr/MEGA.

**Case No: 22539/2018**

**Docex: 021 782 0136**

IN THE HIGH COURT OF SOUTH AFRICA

(Western Cape High Court, Cape Town)

**In the matter between: Firststrand Bank Limited, Plaintiff and Dirk Jacobus Kotze, Defendant**

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

**2024-03-28, 10H00, 23 Langverwacht Road, Kilpdam, Kuils River**

In execution of a Judgment of the High Court of South Africa (Western Cape Division, Cape Town) in the above mentioned suit, a sale with reserve price in the sum of R1 396 696.00 will be held as above mentioned of the undermentioned property of the defendant

Erf 15720 Kuils River, Situate in the City of Cape Town, Cape Division, Western Cape Province In extent : 787 square metres held by: Deed of Transfer No. T66347/2006 ("property") Also known as: 14 Roosvygie Close, Annandale, Kuils River, The following information is furnished but not guaranteed: x3 Bedrooms, Lounge, TV Room, Kitchen, x2 Bathrooms, Double garage.

condition of sale:

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

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

3. The rules of this auction is available 24 hours before the auction and can be inspected at the office of the Sheriff Kuils River South at the address being; 23 Langverwacht road, Klipdam, Kuils River, telephone number 021 905 7450.

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

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

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

3. d Registration conditions

Dated at FISH HOEK, 2024-03-01.

Attorneys for Plaintiff(s): Lindsay & Waters, Number 16, 7th Avenue, Fish Hoek. Telephone: 021 782 0136. Fax: 0866152829. Attorney Ref: PM Waters Oosthuizen.

**Case No: 4520/2022P**

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: ITHALA SOC LIMITED - EXECUTION CREDITOR and SANDILE KHUBEKA (IDENTITY NUMBER: 930101 6012 08 3) - FIRST EXECUTION DEBTOR and UMNGENI LOCAL MUNICIPALITY - SECOND EXECUTION DEBTOR**

NOTICE OF SALE IN EXECUTION

**2024-03-19, 11:00, SHERIFF UMNGUNGUNDLOVU WEST, UNIT 16, 60 MAIN STREET, HOWICK**

IN PURSUANCE of an Order in the above Honourable Court on 27th September 2022 and the Warrant of Execution dated 03rd April 2023, the immovable property listed hereunder will be sold in execution by Public Auction on 19th MARCH 2024 at 11h00am at the SHERIFF UMNGUNGUNDLOVU WEST, UNIT 16, 60 MAIN STREET, HOWICK.

The sale is for CASH OR BY WAY OF ELECTRONIC TRANSFER ONLY and the property is sold VOETSTOOTS.

PROPERTY: -

1. A unit consisting of: a) Section No. 39 as shown and more fully described on Sectional Plan No. SS148/2012 in the scheme known as Ambarlea, in respect of the land and building or buildings suited at Hilton, in Umgeni Municipality area of which section the floor area, according to the said Sectional Plan, is 90 (ninety) 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 ST000003153/2019 and subject to such conditions as set out in the Deed; and

2. A unit consisting of: b) Section No. 85 as shown and more fully described on Sectional Plan No. SS148/2012 in the scheme known as Ambarlea, in respect of the land and building or buildings suited at Hilton, in Umgeni Municipality area of which section the floor area, according to the said Sectional Plan, is 4 (four) 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.

PHYSICAL ADDRESS: SECTION 39 & 85 AMBARLEA, CHERRY LANE, HILTON, KWAZULU-NATAL, 3245  
- IN THE MAGISTERIAL DISTRICT OF UMNGUNGUNDLOVU WEST, HOWICK

ZONING: RESIDENTIAL

IMPROVEMENTS: DUPLEX WITH BRICK WALLS UNDER TILED ROOF DWELLING WITH TILED AND CARPET FLOORS CONSISTING OF:

MAIN BUILDING: 1 X KITCHEN, 1 X LOUNGE, 2 X BEDROOMS WITH BUILT IN CUPBOARDS, 1 X ENSUITE, 1 X BATHROOM WITH SHOWER AND TOILET

BOUNDARY: FENCED WITH WIRE MESH

SECURITY IN AREA: ELECTRONIC MAIN GATE

TAKE FURTHER NOTE that: -1.This sale is a sale in execution pursuant to a judgment obtained in the above Court;2.The full conditions of sale and the rules of auctions may be inspected at the Sheriff's offices of the Sheriff for Umngungundlovu West, Unit 16, 60 Main Street, Howick.3.The sale is subject to a reserve price of R930 000.00.4.The sale is conducted in accordance with the Consumer Protection Act 68 of 2008 as Amended, in pursuance of an order granted against the Execution Debtor for money owing to the Execution Creditor;5.Registration as a buyer is a pre-requisite, subject to specific conditions, inter alia: (Registrations will close at 10:55 am):a)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.6.The sale will be conducted by the Sheriff Umngungundlovu West, Unit 16, 60 Main Street, Howick with auctioneers Mrs B Luthuli;7.Payment of a Registration deposit of R10 000.00 in cash;8.The purchaser shall pay to the Sheriff a deposit of 10 percent of the purchase price in cash or by bank guaranteed cheque on the date of sale.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 attorney and shall be furnished to the Sheriff within 21 days after the sale;10.The property may be taken possession of after the signature of the conditions of sale, payment of the deposit and upon balance of the purchase price being secured in terms of condition 8;11.Should the purchaser receive possession of the property, the purchaser shall be liable for the occupational rent at the rate of 1% of the purchase price per month from date of possession to date of transfer;12.Advertising cost at current publication rates and sale cost according to court rules, apply.

Dated at DURBAN, 2024-02-05

Attorneys for Plaintiff(s): PILLAY COHEN ATTORNEYS INC., 78 PROBLEM MKHIZE ROAD, MORNINGSIDES, DURBAN, 4001. Telephone: (031) 207 6877. Attorney Ref: L Pillay/tm/ITH036/22.

**Case No: 2773 OF 2020**

**Docex: DX 61 JOHANNESBURG**

IN THE MAGISTRATE'S COURT FOR

(THE MAGISTRATES COURT FOR THE SUB DISTRICT OF EKURHULENI CENTRAL HELD AT GERMISTON)

**In the matter between: THE BODY CORPORATE OF THE KENNEDY SECTIONAL SCHEME, Plaintiff and  
AKEEB, TRYPHOSE REBOTILE & JAMU ABIODUN, Defendants**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 11:30, 22 VOORTREKKER AVENUE, CNR 2ND STREET, EDENVALE**

SECTION No. 126 as shown and more fully described on Sectional Plan No SS70/2010 in the Scheme known as THE KENNEDY in respect of the land and buildings situate at SECTION 126, THE KENNEDY, MERCURIUS STREET, SOLHEIM EXT 8 of which section the floor area according to the sectional plan is 140 square metres in extent; and an undivided share in the common property

HELD BY TITLE DEED - ST34323/2017. 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, BATHROOM, BEDROOM & CARPORT, CONCRETE WALLS, STEEL WINDOWS. ZONING: RESIDENTIAL

THAT the property will be sold for cash to the highest bidder with the reserve price set by Court being R850 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 GERMISTON NORTH.

Dated at ROODEPOORT, 2024-02-20.

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/MAT32854. Attorney Acct: OTTO KRAUSE ATTORNEYS INC.

Case No: 2021/44755

Docex: Docex 55 Randburg

## IN THE HIGH COURT OF SOUTH AFRICA

(Gauteng Local Division, Johannesburg)

**In the matter between: Firststrand Bank Limited t/a First National Bank, Plaintiff and Harwood, Russel Donovan & Harwood Avril Veronica, Defendants**

## NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-27, 14:00, 61 Van Rebeeck Street, Alberton, 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 Johannesburg East on 27 March 2024 at 14H00 at Acting Sheriff's Office Johannesburg East, 61 Van Rebeeck Street, Alberton, Gauteng, of the under mentioned property of the Judgment Debtors, on the Conditions of Sale to be read out by the Auctioneer at the time of the sale: Erf 103 Risana Township, Registration Division I.Q., Province of Gauteng, measuring 2747 (two thousand seven hundred and forty seven) square metres; Held by the judgment debtor under Deed of Transfer T39736/2019; Physical address: 4 View Street, Risana, Johannesburg, Gauteng. THE Following information is furnished, though in this regard nothing is guaranteed: Improvements: First Dwelling: 1 x entrance hall, 1 x lounge, 1 x family room, 1 x dining room, 1 x study, 1 x kitchen, 4 x bedrooms, 2 x bathrooms, 2 x showers, 2 x wc, 1 x dressing room, 3 x out garage, 2 x carports, 1 x servants, 1 x laundry, 2 x storeroom, 1 x bathroom/wc, 2 x sunroom/lof Second Dwelling: 1 x family room, 1 x bedroom, 1 x shower, 1 x wc, 1 x walkin safe Terms: The sale is with reserve price of R890,000.00 (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 61 Van Rebeeck Street, Alberton, Gauteng. 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, 2024-01-17.

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/FF004050.

Case No: KZNDBNRC4536/20

## IN THE MAGISTRATE'S COURT FOR

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

**In the matter between: FirstRand Bank Limited, Execution Creditor and SMITH HARTLEY ENABEBHOLO, Execution Debtor**

## NOTICE OF SALE IN EXECUTION

**2024-03-28, 10:00, SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN**

## DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE

The immovable property as described below will be put up for auction on the 28th day of MARCH 2024 at 10H00 at the SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSID, DURBAN:

consists of:

Property Description:

A UNIT CONSISTING OF - A) SECTION NO 185 KNOWN AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS145/1986, IN THE SCHEME KNOWN AS ARNLEIGH 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 64 (SIXTY FOUR) SQUARE METRES IN EXTENT; B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN

ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN. HELD BY DEED OF TRANSFER NO. ST 21982/2006

PHYSICAL ADDRESS: UNIT 1215 ARNLEIGH COURT, 186 VICTORIA EMBANKMENT, DURBAN, 4001, in the Magisterial District of Durban.

ZONING: GENERAL RESIDENTIAL

IMPROVEMENTS (FURNISHED BUT NOT GUARANTEED)

The following information is furnished but not guaranteed:

The property is improved, without anything warranted by a single story dwelling consisting of a main dwelling with: 1 x lounge, 1 x kitchen, 1 x bedroom, 1 x bathroom, 1 x WC, 1 x enclosed balcony, 1 x allocated parking, brick, plastered and painted walls, concrete roof, tiled and parquet floors.

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

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

Take further notice that:

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

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

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

Dated at La Lucia, 2024-02-02.

Attorneys for Plaintiff(s): Woodhead Bigby Inc, 92 Armstrong Avenue, La Lucia, Durban. Telephone: 0313609700. Attorney Ref: KN/TG/KG/MAT4732.

**Case No: D9191/2020**

**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 MANDY HELEN GORDON (IDENTITY NUMBER 730514 0278 082) DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-03-28, 10:00, Sheriff's Office of Durban Coastal, 4 Arbuckle Road, Windermere, Morningside, Durban**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 28 MARCH 2024 at 10h00 at THE SHERIFF'S OFFICE DURBAN COASTAL, 4 ARBUCKLE ROAD, WINDERMERE, MORNINGSIDES, DURBAN and is subject to a court reserve price of R182 000.00, consisting of:

Description:

Description:

1 A unit consisting of-

(a) Section No. 23 as shown and more fully described on Sectional Plan No. SS87/1985 in the scheme known as GAINSBOROUGH COURT in respect of the land and building or buildings situated at DURBAN, IN THE ETHEKWINI

MUNICIPALITY AREA, of which section the floor area according to the said Sectional Plan is 66 (SIXTY SIX) square metres in extent; And

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

HELD BY DEED OF TRANSFER NO. ST27459/2018 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED

Physical Address: DOOR 24 GAINSBOROUGH COURT, 2 DR YUSUF DADOO STREET, DURBAN

In the eThekweni Municipality

IMPROVEMENTS: Entrance hall, lounge, kitchen, 1 bedroom, bathroom, toilet, 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 15 000.00 in cash.
  6. Registration conditions.
  7. The office of the Sheriff for Durban Coastal will conduct the sale with auctioneers G S NDLOVU and/or S D NAICKER
  8. Advertising costs at current publication rates and sale costs according to court rules apply.
- Ramdass & Associates, 308-310 Problem Mkhize Road, Berea, Durban, Tel : 031-3122411 (Ref : Mr D J Stilwell/vs)
- Dated at Durban, 2024-01-26.
- 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: D1178/2019**

**Docex: 031-3122411**

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

**In the matter between: FIRSTRAND BANK LIMITED, PLAINTIFF and NSINDISO MFUNDO CALVIN KHOZA, DEFENDANT**

**NOTICE OF SALE IN EXECUTION**

**2024-03-27, 10:00, Sheriff's Office of Pinetown, 18 Suzuka Road, Westmead, Pinetown**

The immovable property as described below (hereinafter referred to as the "property") will be put up for auction on 27 MARCH 2024 at 10h00 at THE SHERIFF'S OFFICE PINETOWN, 18 SUZUKA ROAD, WESTMEAD, PINETOWN and is subject to a court reserve price of R683 599.32, consisting of:

Description: PORTION 3 OF ERF 1645 PINETOWN, REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1 904 (ONE THOUSAND NINE HUNDRED AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NO. T 031569/2013

SUBJECT TO THE CONDITIONS THEREIN CONTAINED

Physical Address: 14 ANNERLEY ROAD, PINETOWN

IMPROVEMENTS: Single storey house with roof tiles, the walls are made of block and painted

The main house has tiled floors, 3 x bedrooms, 1 x en-suite with a shower, built-in-cupboards, 1 x bathroom, 1 x lounge, 1 x dining room, 1 x kitchen

There is 1 x toilet and sink outside

Single garage, double open carport

THE PROPERTY IS ZONED: RESIDENTIAL

MAGISTERIAL DISTRICT PINETOWN

(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 Pinetown, 18 Suzuka Road, Westmead, Pinetown, for 15 days prior to the date of sale.

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 full advertisement is available 24 hours before auction at the Pinetown Sheriff's Office, 18 Suzuka Road, Westmead, Pinetown.
  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 R15 000.00 in cash.
  6. Registration conditions.
  7. The office of the Sheriff for Pinetown will conduct the sale with auctioneers N B Nxumalo and/or Mrs S Raghoo.
  8. Advertising costs at current publication rates and sale costs according to court rules apply.
- Ramdass & Associates, 308-310 Problem Mkhize Road, Berea, Durban, Tel : 031-3122411 (Ref : Mr D J Stilwell/vs)
- Dated at Durban, 2024-01-31.

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: 17085/2020**

IN THE HIGH COURT OF SOUTH AFRICA

(HIGH COURT OF SOUTH AFRICA, WESTERN CAPE DIVISION HELD AT CAPE TOWN)

**In the matter between: PIETER ERNST DU PREEZ, 1<sup>st</sup> Plaintiff and ENGELIZE DU PREEZ, 2<sup>nd</sup> Plaintiff and RICHARD AIDEN HARTWELL, 1<sup>st</sup> Defendant and ANNA SUSANNA HARTWELL, 2<sup>nd</sup> Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-24, 10:00, Sheriff Office, Riversdale, 6 Albertyn Street, Riverdale**

In execution of a judgment of the High Court of South Africa, Western Cape Division, Cape Town in the above mentioned suit, a sale will be held by the Sheriff, Riversdale, 6 Albertyn Street, Riverdale, will be put up to auction on Saturday 24 March 2024 at 10H00 of the undermentioned property of the respondents subject to the conditions of sale, which are available for inspection at the offices of the Sheriff during office hours. ERF 1201 STILBAAI WES TOWNSHIP, REGISTRATION DIVISION RIVERSDALE RD, PROVINCE OF WESTERN CAPE, IN EXTENT 715 (Seven Hundred and Fifteen) SQUARE METRES, HELD BY DEED OF TRANSFER T34413/2015.

The sale shall be subject to the terms and conditions of the High Court and the rules made thereunder. The full Conditions of Sale and auction rules shall be inspected at the offices of the Sheriff, Riversdale.

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 the auction is available 24 hours before the auction at the sheriffs office.
3. 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 i.r.o proof of identity and address particulars;
  - c) Payment of a registration fee of R 20 000.00 in cash;



d) Registrations conditions.

Dated at Cape Town, 2023-08-04.

Attorneys for Plaintiff(s): JJ JACOBS INC, 273 Stokkiesdraai street, Erasmusrand, Pretoria, 0181. Telephone: 0662664051. Attorney Ref: EDP001.

**Case No: 2020/180**

IN THE MAGISTRATE'S COURT FOR  
(DISTRICT OF LESEDI, HELD AT HEIDELBERG)

**In the matter between: SHANLIE ESTATE BODY CORPORATE, (SS NO. 112/2007), Plaintiff and RIAAN ANDRIES SNYMAN (ID NO: 920215 5022 083), Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-22, 11H00, 40 MARE STREET, HEIDELBERG**

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF LESEDI, HELD AT HEIDELBERG

**Case Number: 180/2020**

**In the matter between: SHANLIE BODY CORPORATE, SS NO. 112/2007, Execution Creditor and RIAAN ANDRIES SNYMAN (Identity No: 920215 5002 083), Execution Debtor**

NOTICE OF SALE IN EXECUTION/ AUCTION

In Execution of a Judgment in the Magisterial District of Lesedi held at Heidelberg in the above-mentioned suit, the Property shall be sold by the Sheriff Heidelberg, to the highest bidder and will be held at 40 Mare Street Heidelberg on 22 March 2024 At 11H00 of the undermentioned property of the Execution Debtor on the conditions which may be inspected at the office of the SHERIFF HEIDELBERG, 40 MARE STREET, HEIDELBERG prior to the sale.

CERTAIN:

A unit consisting of SECTION NO. 2 as shown and more fully described on Sectional Plan No. SS112/2007 in the scheme known as SHANLIE in respect of the land and building or buildings situate at FLAT 2 (UNIT 2) SHANLIE ESTATE, VILJOEN STREET, HEIDELBERG, MEASURING :85 (EIGHTY-FIVE) 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 ST97626/2014.

Situated in the Magisterial District of HEIDELBERG

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 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, 2024-02-15.

Attorneys for Plaintiff(s): ALAN LEVY ATTORNEYS INC, 31 OXFORD ROAD, FOREST TOWN - JOHANNESBURG. Telephone: 0100018209. Attorney Ref: DEB15689/Mr A Levy. Attorney Acct: ALAN PAUL LEVY.

Case No: 2022/025121

IN THE HIGH COURT OF SOUTH AFRICA

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

**In the matter between: THE BODY CORPORATE LAKE POINT, NO. 67/1974, Plaintiff and MPHO MANZINI, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**10:00, Sheriff of the High Court, Germiston South, 4 Angus Road, Germiston**

THE ACTING SHERIFF'S OFFICE, GERMISTON SOUTH

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 Germiston South on 25 March 2024, 10:00, Sheriff of the High Court, Germiston, Gauteng at 4 Angus Road, Germiston, 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.

Description: Unit 5 in the scheme known as Lake Point with Scheme Number 67/1974, under Title Deed ST13319/2018, situated at Unit 5, Lake Point, 16 Attwell Street, Denlee, Germiston, Gauteng Province, measuring 93 (ninety-three) square metres.

Held by Deed of Transfer Number ST13319/2018.

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 5, Unit 5, Lake Point, 16 Attwell Street, Denlee, Germiston measuring 93 (ninety-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 open plan Lounge and Dining Area, Kitchen, 2 x Bedrooms, 1 x Bathroom. 1 X Toilet and 1 open veranda (not enclosed). The nature, extent, condition and existence of the improvements are not guaranteed and/or no warranty is given in respect thereof and sold "voetstoots".

TERMS: The sale is with a reserve price of R285 000.00. The Purchaser shall in addition to the Sheriff's commission, which is 10% on the purchase price, calculated at 6% of the first R100 000.00 (One Hundred Thousand Rand) and thereafter 3.5% on R100 001.00 to R400 000.00 and 1.5 % on the balance of the purchase price, subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account), 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 twenty-one days.

This gazette is also available free online at [www.gpwonline.co.za](http://www.gpwonline.co.za) STAATSKOERANT, 14 Julie 2023 No. 48956 51 (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 at 4 Angus Road, 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 R20 000.00 by EFT prior to the sale.

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 Road, Germiston during normal office hours Monday to Friday.

Dated at 21 FEBRUARY 2024.

Attorneys for Plaintiff(s): VERTON MOODLEY & ASSOCIATES INC., 3rd Floor, East Wing, 158 Jan Smuts Avenue, Rosebank, Johannesburg. Telephone: 064-686-3311. Attorney Ref: DEB13.

**Case No: 14501/2022**  
**Docex: 346 RANDBURG**

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

**In the matter between: THE STANDARD BANK OF SOUTH AFRICA LIMITED, Applicant and MABENA: SIBUSISO GLADWIN, 1ST Respondent and MABENA: PATRICIA, 2ND Respondent**

NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON**

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on 14TH July 2023 in terms of which the following property will be sold in execution on 25TH March 2024 at 10H00 by the SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON to the highest bidder with court reserve of R403 074.31.

A Unit ("the mortgage unit") consisting of:-

(a) Section No. 139 as shown and more fully described on Sectional Plan No. SS87/2006 in the scheme known as VILLAGE TWO STONE ARCH ESTATE in respect of the land and building or buildings situate at CASTLEVIEW EXTENSION 7 TOWNSHIP, EKURHULENI LOCAL 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 under Deed of Transfer ST023696/2006

Situated at: UNIT 139 VILLAGE TWO STONE ARCH ESTATE, CASTLEVIEW EXT 7, GERMISTON

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAINBUILDING: LOUNGE, KITCHEN, 2XBEDROOMS, BATHROOM

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

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The Rules of this auction is available 24 hours before the auction at the office of the Sheriff of the High Court, SHERIFF GERMISTON SOUTH. The office of the SHERIFF GERMISTON SOUTH will conduct the sale. Advertising costs at current publication rates and sale costs according to court rules, apply.

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

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

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

C) Payment of a Registration Fee of R20 000.00 in cash or EFT.

D) Registration conditions.

NB: In terms of Rule 46:

1 (8)(a)(iii) any interested party may not less than 25 days prior to the date of sale, submit to the Sheriff in writing further or amended conditions of sale;

2 (8)(d) any interested party may, not less than 10 days prior to the date of sale and on 24 hours' notice to the execution creditor, the bondholder/s and all interested parties, apply to a magistrate of the district for any modification of the conditions of sale;

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, SHERIFF GERMISTON SOUTH at 4 ANGUS STREET, GERMISTON

Dated at SANDTON, SANDTON

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/MAT10489.

Case No: 874/2018

IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION)

**In the matter between: THE BODY CORPORATE KIBLER VIEWS, SECTIONAL TITLE SCHEME, NO. 267/2007, Execution Creditor and HELLEN TSHOLOFELO SANDRA KGATLE (Identity number: 840628 0451 08 0), Execution Debtor**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY  
**2024-03-19, 10h00, Shop 2 & 3 Vista Centre Cnr Hillary & Trevor Streets, Gillview**  
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY  
(AUCTION)

In execution of a judgment of the Johannesburg High Court in the above matter, a sale will be held by the Sheriff of Johannesburg South, Shop 2 & 3 Vista Centre Cnr Hillary & Trevor Streets, Gillview on Tuesday, 19 March 2024 at 10h00 of the undermentioned property of HELLEN TSHOLOFELO SANDRA KGATLE, the Execution Debtors, on the conditions to be read by the Auctioneer at the time of sale, which conditions will lie for inspection prior to the sale at the offices of the Sheriff of Johannesburg South, Shop 2 & 3 Vista Centre Cnr Hillary & Trevor Streets, Gillview.

A unit consisting of:-

(a) SECTIONAL TITLE UNIT 39 as shown and more fully described on Sectional Plan number SS 267/2007 in the scheme known as KIBLER VIEWS in respect of the land and building or buildings situated at 6 SHEPHEN ROAD, KIBLER PARK, JOHANNESBURG of which section the floor area, according to the said sectional plan is 67 (Sixty-Seven) square meters in extent and

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

IN EXTENT: 67 (SIXTY-SEVEN) SQUARE METERS;

HELD BY: Deed of Transfer ST 54408 / 2015 and subject to the conditions contained therein.

MORE specifically known as UNIT 39, KIBLER VIEWS, 6 SHEPHEN ROAD, KIBLER PARK, JOHANNESBURG

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

Property Description: the premises is a townhouse (flat) zoned for residential use measuring 67 (Sixty-Seven) square meters, single story, attached, Brick wall Harvey Tile Roof, Tiled floors, two bedrooms, one bathroom, one lounge, one toilet, one shower, one kitchen.

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 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 sale to be calculated as follows: 6% (six percent) on the first R100 000.00 (One hundred Thousand rands) of the proceeds of the sale and 3.5% (three and a half percent) on R100 000.00 (One hundred and one thousand rands) to R400 000.00 (Four hundred thousand rands) and 1.5% (one and a half percent) on the balance thereof, of the proceeds of the sale, subject to a maximum commission of R40 000.00 (Forty thousand rands) PLUS VAT in total and a minimum of R3 000.00 (Three thousand rands), (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 costs of advertising the auction is R7 500.00 (Seven thousand Five hundred rands).

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, Shop 2 & 3 Vista Centre Cnr Hillary & Trevor Streets, Gillview, 24 hours prior to the auction.

TAKE FURTHER NOTE THAT -

1. The notice of sale is in accordance with the provisions of Rule 43A 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 and in pursuant of an order granted against the defendant for money owing to the plaintiff;

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 Act 38 of 2001 ("FICA");

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

4. A registration fee of R50 000.00 (Fifty thousand rands) is payable by electronic funds transfer before sale in order to obtain a buyer's card, which amount is refundable;

5. The Registration conditions, as set out in the Regulations of the CPA, will apply;

6. Registrations for auctions is open on the day before from 09h30 to 13h00 and closes at 09h30 on the day of the auction;

7. A copy of the CPA and 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, 2024-02-16.

Attorneys for Plaintiff(s): BAM LAW ATTORNEYS, 9th Floor, Atrium on 5th Building, 5th Street, Sandton.  
Telephone: 010 541 1568. Attorney Ref: DEB 228.

**Case No: 8727/2021**

IN THE MAGISTRATE'S COURT FOR  
(JOHANNESBURG-NORTH HELD AT RANDBURG)

**In the matter between: LA MAISON ROYALE BODY CORPORATE, Plaintiff and ADEROJU SAIDAT ALAKE, Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-02, 11:00, SHERIFF OF THE COURT HALFWAY HOUSE-ALEXANDRA, 614 JAMES CRESCENT, HALFWAY HOUSE**

IN THE MAGISTRATES COURT FOR DISTRICT OF  
JOHANNESBURG-NORTH HELD AT RANDBURG

**CASE NUMBER: 8727/2021**

**In the matter between: LA MAISON ROYALE BODY CORPORATE, Plaintiff and ADEROJU SAIDAT ALAKE [PASSPORT NUMBER: 630525], Defendant**

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY

BE PLEASE TO TAKE NOTICE THAT this is a Sale in Execution of immovable property, pursuant to a judgment obtained in the above Honourable Court dated 8 April 2022, in terms of which the following property will be sold in execution at the offices of the Sheriff of the Court Halfway House-Alexandra, 614 James Crescent, Halfway House on 26 March 2024, at 11h00 or as soon thereafter, to the highest bidder with a reserve price of R 980 000 (Nine Hundred and Eighty Thousand Rand):

CERTAIN PROPERTY

1. SECTION NO. 94 (DOOR NO. C10/16), as shown and more fully described on the Sectional Plan No. SS874/2017, in the Scheme known as LA MAISON ROYALE ESTATE in respect of the land and buildings situated at SUMMERCREST EXT 37, REGISTRATION DIVISION IR IN THE CITY OF JOHANNESBURG of which the Floor Area is 69 (sixty-nine) square meters in extent.

2. An undivided share in the common property in the scheme, apportioned to the said Section in accordance with the participation quota as endorsed on the said Sectional Plan, as held by the Defendant under DEED OF TRANSFER, ST94314/2017.

PHYSICAL ADDRESS: Unit Number 94, Door Number C10/16, La Maison Royale Estate, 82 Tamboti Road, Midrand.

THE PROPERTY IS ZONED

Sectional Title Residential

IMPROVEMENTS

The following information is furnished but not guaranteed:

PROPERTY DESCRIPTION:

A SECTIONAL TITLE UNIT

## 2ND FLOOR UNIT

1 X LOUNGE

2 X BEDROOMS

1 X KITCHEN

1 X BATHROOM

1 X SHOWER

1 X BATH

1 X TOILET

1 X CARPORT

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

1. The Purchaser shall, immediately on demand by the sheriff, pay the Sheriff's commission as follows:

1.1. 6% on the first R100 000.00 of the proceeds of the sale,

1.2. 3.5% on R100 001.00 to R400 000.00;

1.3. 1.5% on the balance thereof.

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 the Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within 21 (twenty-one) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

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 (twenty-one) 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 the office of the Sheriff of the Court, Halfway House-Alexandra, 614 James Crescent, Halfway House.

BE PLEASED TO TAKE NOTICE FURTHER THAT the Sheriff of the Court, Roodepoort, will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

(A) directive of the Consumer Protection Act 68 of 2008  
(URL <http://www.info.gov.za/view/DownloadFileAction?id=999961>);

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

(C) payment of a registration fee of R50 000.00 (fifty thousand rand) cash;

(D) registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Halfway House-Alexandra, 614 James Crescent, Halfway House, during normal office hours Monday to Friday.

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

DATED at ROODEPOORT on this the \_\_\_\_\_ day of JANUARY 2024.

BARNARD ATTORNEYS, Attorneys for the Plaintiff, 77 Wilhelmina Avenue, Clearview Office Park, Block B, First Floor, Constantia Kloof. Tel: 010 510 0093. Email: [quintin@barnardattorneys.co.za](mailto:quintin@barnardattorneys.co.za) / [veronica@barnardattorneys.co.za](mailto:veronica@barnardattorneys.co.za). REF: QB/vb/LMR01/0017. c/o AJ VAN RENSBURG ATTORNEYS, 2 Cardigan Road, Parkwood, Johannesburg; PO Box 72109, Parkview, 212, Email address: [aj@vrblaw.co.za](mailto:aj@vrblaw.co.za). Telephone Number: (011) 447-3034/5143/6017/6417. Fax Number: (011) 447-0419 / 086 234-6541. Ref: AJ VAN RENSBURG.

Dated at ROODEPOORT, 2024-02-07.

Attorneys for Plaintiff(s): BARNARD ATTORNEYS INC., 77 WILHELMINA AVENUE, CLEARVIEW OFFICE PARK, BLOCK B, 1ST FLOOR, CONSTANTIA KLOOF. Telephone: 0105100093. Attorney Ref: LMR01/0017.

Case No: D8089/2019

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED**, Plaintiff and **RAJANTHKUMAR RAMNARRAIN**, 1<sup>st</sup> Defendant and **ROXANNE RAMNARRAIN** (Married in community of property to each other), 2<sup>nd</sup> Defendant

## NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In pursuance of a judgment granted by this Honourable Court on 28 SEPTEMBER 2022, a Warrant of Execution issued on 17 NOVEMBER 2022, and an Order in terms of Rule 46A(9)(c) granted on 15 SEPTEMBER 2023, the undermentioned immovable property will be sold in execution without reserve by the Sheriff of the High Court PINETOWN at THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 27 MARCH 2024 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PINETOWN: ADDRESS AS ABOVE, 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 14 FAIRLIGHT, REGISTRATION DIVISION F.T. PROVINCE OF KWAZULU-NATAL, IN EXTENT 1 447 (ONE THOUSAND FOUR HUNDRED AND FORTY SEVEN) SQUARE METRES,

HELD BY DEED OF TRANSFER NUMBER T34728/2011 SUBJECT TO THE CONDITIONS THEREIN CONTAINED (also known as: 10 AMON AVENUE, MALVERN, QUEENSBURGH, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI.

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

1 LOUNGE, 1 DINING ROOM, 1 KITCHEN, 3 BEDROOMS, 2 BATHROOMS & SWIMMING POOL (ALTHOUGH NOTHING IN THIS REGARD IS GUARANTEED).

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to judgments obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation 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 conditions shall lie for inspection at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

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

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

Dated at DURBAN, 2024-02-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Telephone: (031) 007 0811 EXT807. Fax: 086 639 6551. Attorney Ref: DS0190/DBS/C JACOB/VG/VO.

Case No: D7661/2020

Docex: DOCEX 178, PRETORIA

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

In the matter between: **THE STANDARD BANK OF SOUTH AFRICA LIMITED, Plaintiff and ZIMANGA FORTUNATUS MNYANDU**

**GABISILE MNYANDU, Defendant**

NOTICE OF SALE IN EXECUTION

**2024-03-27, 10:00, THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN**

In pursuance of a judgment granted by this Honourable Court on 22 JULY 2021, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of R344 794.03, by the Sheriff of the High Court PINETOWN at THE SHERIFF'S OFFICE, PINETOWN: 18 SUZUKA ROAD, WESTMEAD, PINETOWN on 27 MARCH 2024 at 10H00, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the SHERIFF OF THE HIGH COURT, PINETOWN: ADDRESS AS ABOVE, 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 4814 KWANDENGEZI A, REGISTRATION DIVISION F.T. PROVINCE OF KWAZULU-NATAL, IN EXTENT 697 (SIX HUNDRED AND NINETY SEVEN) SQUARE METRES, HELD BY DEED OF TRANSFER NUMBER T4036/2008, SUBJECT TO THE CONDITIONS CONTAINED THEREIN

(also known as: 5 JUBA ROAD, KWANDENGEZI A, KWAZULU-NATAL)

MAGISTERIAL DISTRICT: ETHEKWINI

ZONING: RESIDENTIAL

IMPROVEMENTS: (Not Guaranteed)

1 KITCHEN, 1 LOUNGE, 3 BEDROOMS, 1 SEPARATE TOILET AND 1 FULL BATHROOM. (ALTHOUGH NOTHING IN THIS REGARD IS GUARANTEED).

TAKE FURTHER NOTICE THAT:

1. This sale is a sale in execution pursuant to a judgment obtained in the above court.
2. The Rules of this auction and a full advertisement are available 24 hours before the auction at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown.
3. Registration as a buyer is a pre-requisite subject to conditions, inter alia:
  - a) Directive of the Consumer Protection Act 68 of 2008. (URL <http://www.info.gov.za/view/DownloadFileAction?id=99961>)
  - b) FICA - legislation 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 conditions shall lie for inspection at the office of the Sheriff for Pinetown, 18 Suzuka Road, Westmead, Pinetown for 15 days prior to the date of sale.

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

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

Dated at DURBAN, 2024-02-28.

Attorneys for Plaintiff(s): VELILE TINTO & ASSOCIATES INC., SUITE 3, TERRACE VIEW, ASPEN PLACE, 9 RYDALL VALE OFFICE PARK, DOUGLAS SAUNDERS DRIVE, LA LUCIA RIDGE, 4051. Telephone: (031) 007 0811 EXT807. Fax: 086 639 6551. Attorney Ref: DS0180/DBS/C JACOB/VG/VO.



Case No: 2022-041987

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 THINAWANGA MAVHUNGA (IDENTITY NUMBER: 8601290725081), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-25, 10:00, Sheriff of the High Court Germiston South at 4 Angus Street, Germiston**

In pursuance of a judgment and warrant granted on 15 June 2023 in the above Honourable Court and under a Writ of Attachment issued thereafter the immovable property listed hereunder will be sold in execution on 25 March 2024 at 10:00 by the Sheriff of the High Court Germiston South at 4 Angus Street, Germiston to the highest bidder subject to a reserve price of R1 466 581.00:- CERTAIN: ERF 295 LAMBTON EXTENSION 1 TOWNSHIP SITUATED: 16 5th Avenue, Lambton Extension 1, Edenvale, 1601 MAGISTERIAL DISTRICT: EKURHULENI CENTRAL REGISTRATION DIVISION: I.R., PROVINCE OF GAUTENG MEASURING: 3 082 (THREE THOUSAND AND EIGHTY TWO) SQUARE METRES Improvements: The information given regarding the improvements on the property and details regarding the number and nature of rooms within the property is not guaranteed. Neither the Execution Creditor nor the Sheriff shall be held liable for any inaccurate information pertaining to the property where access to the property was, for whatever reason, limited or impossible. The improvements on the property consist of the following:

DWELLING CONSISTS OF: RESIDENTIAL Pre-Cast Walling; Tiled Roof; Main Building: 1 x Lounge; 1 x Dining Room; 1 x Kitchen; 3 x Bedrooms; 2 x Bathrooms; 3 x Garages; Outbuilding: 1 x Bedroom Flat/Cottage HELD by the DEFENDANT, THINAWANGA MAVHUNGA (IDENTITY NUMBER: 860129 0725 08 1), under her name under Deed of Transfer No. T52349/2021 Registration deposit of R20 000.00 and updated FICA documents to be submitted to the Sheriff on pre-registration. The full conditions may be inspected at the offices of the Sheriff of the High Court Germiston South at 4 Angus Street 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 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000738

Dated at Pretoria, 2024-02-28.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001, C/O Alant, Gell & Martin Inc. Block E, Glenfield Office Park, 361 Oberon Avenue, Faerie Glen, Pretoria. Tel: (012) 492 5617, Fax: 086 664 1624. Telephone: (012)817-4843. Fax: 086 697 7980. Attorney Ref: WE/SR/IC000738.

Case No: 22877/2022

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 NHLAMULO PEGGY RIVOMBO (IDENTITY NUMBER: 8706300563081), Defendant**

## NOTICE OF SALE IN EXECUTION

**2024-03-25, 11:00, Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House**

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 March 2024 at 11:00 by the Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House to the highest bidder:- CERTAIN: SECTION 118 SS ETUDE SAGEWOOD EXTENSION 20 TOWNSHIP SITUATED: UNIT 118 ETUDE, 47 Mozart Lane, Sagewood Extension 20, Midrand 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 consist of the following: Single Story attached unit; Floors: Tiles; 1 x Lounge; 2 x Bedrooms; 1 x Kitchen; 1 x Bathroom - Shower, Bath, Toilet; 2 x Carports; Small Garden. DWELLING CONSISTS OF: RESIDENTIAL HELD by the DEFENDANT, NHLAMULO PEGGY RIVOMBO (IDENTITY NUMBER: 8706300563081), under her name under Deed of Transfer No. ST76630/2018. The full conditions may be inspected at the offices of the Sheriff of the High Court Halfway House - Alexandra at 614 James Crescent, Halfway House. ATTORNEY FOR PLAINTIFF, LGR INCORPORATED, First Floor, Silver Well Retail and Office Park, 27

Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria, 0001, TEL: (012) 817 4843, FAX: 086 697 7980, E-MAIL: werasmus@lgr.co.za, REF. SR/WE/IC000548

Dated at Pretoria, 2024-02-28.

Attorneys for Plaintiff(s): LGR Incorporated, 1st Floor, Silver Well Retail & Office Park, 27 Graham Road, Silver Lakes, Pretoria, PO Box 2766, Pretoria 0001. Telephone: (012) 817- 4843. Fax: 086 697 7980. Attorney Ref: SR/WE/IC000548.

**Case No: 10575/2020**  
**Docex: Docex 4, Parow**

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

**In the matter between: Firststrand Bank Limited - Plaintiff and Quentin Riaan Joon - Defendant**

NOTICE OF SALE IN EXECUTION: IMMOVABLE PROPERTY

**2024-03-19, 10:00, Sheriff Kuils River South, 23 Langverwacht Road, Klipdam, Kuils River**

In execution of the judgment in the High Court, granted on 4 March 2021, the under-mentioned property will be sold in execution on 19 March 2024 at 10h00, with a reserve of R550 000.00, by the Sheriff Kuils River South, at the Sheriff's offices at 23 Langverwacht Road, Klipdam, Kuils River, to the highest bidder:

ERF: 213 - GAYLEE, situate in the City of Cape Town, Stellenbosch Division, Province Western Cape measuring 475 square metres and held by Deed of Transfer No. T1644/2017 - and known as 115 Heather Road, Austinville, Blackheath.

The following improvements to the property are reported, but no representations or warranties as to the correctness thereof are given in respect thereof.

**PROPERTY DESCRIPTION:**

A residential dwelling consisting of a prefab building under an asbestos roof consisting of a entrance hall, dining room, lounge, kitchen, 3 x bedrooms, bathroom, toilet, a storeroom, braai room and a covered area.

Reserved price: The property will be sold with a reserve.

Terms: 10% of the purchase price in cash payable immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 14 days form date of sale and payable simultaneously with registration of transfer

Auctioneers charges: Payable by the purchaser on the day of sale

Conditions of sale: Same shall lie for inspection at the offices of the Sheriff of the Court Kuils River South at the address being; 23 Langverwacht Road, Klipdam, Kuils River

Dated at Parow, 2023-12-12.

Attorneys for Plaintiff(s): Cohen Shevel & Fourie, 40 McIntyre Road, Parow. Telephone: 021 939 5120. Fax: 086 721 3811. Attorney Ref: TO Price/zvw/F53293; Attorney Acct: 1.

PAUC

## PUBLIC AUCTIONS, SALES AND TENDERS OPENBARE VEILINGS, VERKOPE EN TENDERS

**Park Village Auctions**  
**Insolvent Estate: LP Golele**  
**(Master's Reference: T3116/2021)**  
Timed Online Auction Notice

**2024-03-15, 10:00, 1 Lower Promenade Road, located within "Ville D'Afrique" Waterfront Estate, R104 (Pelindaba Road), Hartbeespoort Dam (Erf 17 measuring 442 square metres)**

Timed Online Auction commencing at 10:00 on Friday 15 March, 2024  
Closing at 10:00 on Friday 22 March, 2024

Vacant, unimproved residential stand located in a secure residential estate situated on the banks of the Hartbeespoort Dam.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.  
R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**Park Village Auctions**  
**Insolvent Estate: LP Golele**  
**(Master's Reference: T3116/2021)**  
Timed Online Auction Notice

**2024-03-15, 10:00, 1 Lower Promenade Road, located within "Ville D'Afrique" Waterfront Estate, R104 (Pelindaba Road), Hartbeespoort Dam (Erf 17 measuring 442 square metres)**

Timed Online Auction commencing at 10:00 on Friday 15 March, 2024  
Closing at 10:00 on Friday 22 March, 2024

Vacant, unimproved residential stand located in a secure residential estate situated on the banks of the Hartbeespoort Dam.

15% deposit payable on the fall of the hammer, balance within 30 days of confirmation.  
Buyer's commission payable.  
R10 000.00 refundable registration deposit payable.

Debbie, Unit 10, Ferndale Mews North, 355 Oak Avenue, Ferndale, Randburg. Tel: 011-789-4375. Fax: 011-789-4369. Web: [www.parkvillage.co.za](http://www.parkvillage.co.za). Email: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za). Ref: -

**PETER MASKELL AUCTIONEERS**  
**K2018449281 (South Africa) (Pty) Ltd (Under Provisional Liquidation)**  
**(Master's Reference: D000825/2024)**

AUCTION NOTICE

**2024-03-26, 10:00, <https://bidlive.maskell.co.za>**

Auction of Prime Industrial Units (adjoined) With Easy Access and Road Frontage onto Alumina Allee Street, Richards Bay. Section no's. 10 & 11 of SS Ber-mart Park in extent of 232m<sup>2</sup> and 380m<sup>2</sup> respectively, SS 415/1998: 96 Alumina Allee Street, Alton Ext. 28, Richards Bay. Duly instructed by the Provisional Liquidators of K2018449281 (Pty) Ltd, Master's Ref. D000825/2021. Timed Online Auction Details: Bidding Opens on Tuesday, 26th March 2024 commencing at 10h00 and closes \*from 10h00, Wednesday, 27th March 2024. Online Auction Notes: • If a lot receives a bid within the last 10min. it will remain open for an additional 10min • If any further bidding occurs, the extension timer will reset to 10 min • If no further bidding activity occurs, the lot closes when the timer runs out. Property details: The stand upon which the Sectional Title Scheme is located is rectangular in shape with a level aspect and situated on the corner of Crystal Bond Street and Alumina Street. The improvements on the property comprise of two sections that have been joined by the removal of the adjoining wall. The sections comprise of a light framed steel portal structure clad in a combination of brick and IBR sheeting. The property has reinforced concrete floors and fluorescent lighting. The unit is serviced by a small

office area, change rooms and ablutions. Vehicular access to the units is provided by large galvanised doors. Further site improvements: a) Concrete and paved yard b) Boundary fencing. Terms: R50 000 buyer's card deposit payable by EFT • 10% deposit & 6% + vat agent's comm. on purchase price payable by successful bidder on fall of hammer • FICA to be provided • "Above subject to change without prior notice • Sale subject to confirmation • E&OE • \*Automatic staggered ending time: if a lot receives a bid within the last 10 min, bidding will remain open for an additional 10 min - If any further bidding occurs, the extension timer will reset to 10 min - If no further bidding activity occurs, the lot closes when the timer runs out. The Purchaser acknowledges, in that event, that the property may be occupied by the registered owner/s or persons who claim occupation under the registered owner/s or by persons unknown to the Seller or the Auctioneer. The Seller and the Auctioneer does not warrant or represent to the Purchaser that on the date upon which the Purchaser is entitled to occupation that the Purchaser will secure vacant occupation of the property.

Danielle Hoskins, 47 Ohrtmann Road, Willowton, Pietermaritzburg. Tel: (033) 397 1190. Fax: 0865564233. Web: [www.maskell.co.za](http://www.maskell.co.za). Email: [danielle@maskell.co.za](mailto:danielle@maskell.co.za). Ref: -

**HTA AFSLAERS PTY LTD - JAN HUGO  
WILSAR SOLUTIONS EDMS BPK  
(Master's Reference: B106/2023)**

**INSOLVENTE BOEDEL VEILING VAN WESSELSBRON PLAAS.  
2024-03-15, 11:00, DIE PLAAS wELKOM, DISTRIK WESSELSBRON**

Behoorlik daartoe gelas deur die Likwidateur in die insolvente boedel van WILSAR SOLUTIONS (EDMS) BPK, sal ons, die onderstaande plaas te koop aanbied per openbare veiling te die plaas Welkom, distrik Wesselsbron.

Om die plaas te bereik, neem vanaf Bultfontein die Welkom-pad (R710). Vanaf die treinbrug ry vir 42 km en draai links op die S517. Ry op hierdie pad vir 2,7 km en draai regs, ry 'n verdere 1,6 km tot by die plaas aan die linkerkant.

Vanaf Welkom (kruising) neem die Bultfontein-pad (R710) en ry 22 km tot by die S517 en draai regs. Ry op hierdie pad vir 2,7 km en draai regs, ry 'n verdere 1,6 km tot by die plaas aan die linkerkant. GPS Ko-ordinate: -28.013745, 26.48153.

**VASTE EIENDOM**

Restant van die plaas Welkom Nr. 307, geleë in die Nala Munisipale gebied, provinsie Vrystaat. Groot: 144,7539 ha en gehou kragtens Transportakte Nr T2719/2021.

LIGGING: Geleë 28 km Suidoos vanaf Wesselsbron.

VERBETERINGS: 4 Slaapkamer woonhuis van 300 m<sup>2</sup> met 2 badkamers, kombuis, sit-/eetkamer, woonvertrek, swembad, dubbelmotorhuis met afdak. Daar is ook 'n rondawel, houthuis en stoorarea van 40 m<sup>2</sup>. Verder is daar 'n stoor van 140 m<sup>2</sup> met beton vloer en sinkkante en oop afdak van 72 m<sup>2</sup>.

INDELING & WATER VOORSIENING: Plaas is ingedeel in 1 landekamp en 4 klein weidingskampies. Daar is 110 ha droë lande en die restant is natuurlike veldweiding. 3 Boorgate waarvan slegs 1 water kan lewer.

VOORWAARDES: VASTE EIENDOM : 10% DEPOSITO van koopsom is betaalbaar by toeslaan van bod. 5 % KOPERSKOMMISSIE plus BTW daarop betaalbaar. Vir die balans moet KOPER 'n goedgekeurde Bankwaarborg verskaf binne 30 dae na datum van bekragtiging. REGISTRASIE VEREISTES: R10 000.00 TERUGBETAALBARE DEPOSITO; Fica vereistes. [www.htaa.co.za](http://www.htaa.co.za).

082 555 9084 / 053 574 0002, OSSEWASTRAAT 20, PETURUSBURG, 9932. Tel: 053 574 0002. Web: [www.htaa.co.za](http://www.htaa.co.za). Email: [hta@htaa.co.za](mailto:hta@htaa.co.za). Ref: Wilsar Solutions

**Aucor Property**  
**Deceased Estate: Nizamuddin Gani**  
**(Master's Reference: 020184/2020)**

DECEASED ESTATE - HOME ON A LARGE STAND - BEZUIDENHOUT VALLEY  
**2024-03-12, 11:00, The Houghton Golf Club, Osborn Road, Houghton**

Erf Size: 4 664m<sup>2</sup>  
4 bedroom home (all en suite)  
Large stand  
Potential for rental income and expansion

TERMS: A deposit of 5% of the purchase price, together with 10% commission, plus VAT thereon, is payable immediately on the fall of the hammer. Balance payable 45 days. A full set of Conditions of Sale available from auctioneer's offices. Enquiries contact [thabom@aucor.com](mailto:thabom@aucor.com)

Thabo Molomo, 105 Central Street, Houghton. Tel: 073 518 0742. Web: [www.aucorproperty.co.za](http://www.aucorproperty.co.za).  
Email: [thabom@aucor.com](mailto:thabom@aucor.com). Ref: -

**Ubique Afslaers (Pty) Ltd**  
**P G BEKKER**  
**(Master's Reference: E000014/2023)**  
**AUCTION NOTICE**

**2024-03-15, 11:00, VENUE: THE FARM ABBOTT'S ANN - GPS: (Lat/Long: -30.96745 / 27.249493) From Lady Grey, 25km on the R58 to Barkley East, turn right on the R392 to Dordrecht, follow the road for ± 25km, the farm Abbott's Ann is on the left hand side of the road.**

Auction - 2 x Grazing farms (587 ha & 1107 ha) - LADY GREY DISTRICT - EASTERN CAPE PROVINCE

Upon instructions from the trustees in the insolvent estate of PG BEKKER (E000014/2023), we will sell the undermentioned properties on 15 MARCH 2024 @ 11:00.

VENUE: THE FARM ABBOTT'S ANN - GPS: (Lat/Long: -30.96745 / 27.249493) From Lady Grey, 25km on the R58 to Barkley East, turn right on the R392 to Dordrecht, follow the road for ± 25km, the farm Abbott's Ann is on the left hand side of the road.

**Properties:**

a. Remaining Extent of the farm Clanville Nr 9, Registration Division Wodehouse RD, Eastern Cape

Province:

Measuring: 587.5836 hectares.

Location: GPS -31.00098 / 27.216566 (Access from the R392) the farm is situated ± 63km south of Lady Grey.

Water supply: from the natural Wasbank River and freshwater springs.

Layout: 47ha lands; 540ha natural grazing.

Improvements: old farmstead; shed; sheep handling facilities; 2 Eskom power supply points (currently disconnected).

b. The farm Nr 257 (Holspruit aka Damkloof) Nr 257, Registration Division Wodehouse RD, Eastern Cape Province:

Measuring: 1107.9319 hectares

Location: GPS -30.979701 / 27.104986 (Access from the R392), the farm is situated ± 85km south of Lady Grey.

Water supply: from the Holspruit river / stream and freshwater springs.

Layout: +/- 30ha lands; 1079ha natural grazing.

Improvements: sheep handling facilities; Eskom power supply, currently disconnected.

Notes: The farms will be sold separately and as a unit. Viewing by appointment only or an hour prior to the auction. Contact the auctioneers for further information.

Conditions: 10% of the purchase price and 6% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on registration, guarantees to be furnished within 30 days of acceptance of the offer. Buyers must supply proof of residence and identification. (FICA).

For further information contact the auctioneer: Rudi Müller 082 490 7686 or Anton Engelbrecht 082 789 2772 and visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act: [www.ubique.co.za](http://www.ubique.co.za)

Rudi Müller,, Plot 469, Vyfhoek, Potchefstroom, 2520. Tel: (018) 294-7391. Fax: 086 541 8746. Web: [www.ubique.co.za](http://www.ubique.co.za). Email: [silvia@ubique.co.za](mailto:silvia@ubique.co.za). Ref: -

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